Customer Full Report/Map

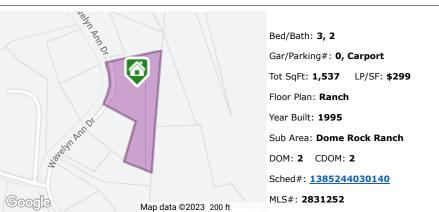
RESIDENTIAL-Single Family-Detached

Status: Active

496 Wavelyn Ann DR, Florissant, CO 80816-8814 County: Teller

Price: \$460,000





Total 1/2 Bth:

0

Recent: 07/15/2023 - New Listing

COMMUNITY From Woodland Park head west on Hwy 24 thru Divide. Turn Left onto Twin Rocks Rd, Left on Teller 1, Right on CR 11, Right Directions:

SQUARE FEET

on High Chateau Rd and right on Wavelyn Ann Dr. House will be on your Right.

School District: **RE1-Cripple Creek/Victor** Grade School:

Middle School: High School:

Taxes: \$366 Tax Year: 2022

Covenants: No Complex Name:

HOA 1: HOA 1 Dues: \$0 Not Applicable

Year Built: Construction Status: Existing Home Estimated Completion Date: 1995

Total Sqft: 1,537 Floor Plan: Ranch Builder Model:

Finished Sqft: 1,537 Unit Desc:

Above Grade Sqft: 1,537 Structure: **Double Wide** SqFt Source: **Assessor Records** Upper Sqft:

Main Sqft: 1,537 Outbuildings: Barn, Greenhouse, Loafing Shed, Storage Shed

Lower Sqft: 0

Basement Sqft: Basement/Foundation: Post and Pier

Gar (Parking) #: 0 Gar (Parking) Type: Carport Garage Remotes:

BATHS Baths: 2

Rough-Ins: Bathroom (Full): M Total Upper Bth: 0 Total Full Bth: 2 Bathroom (Full): M Total Main Bth: 2 Total 3/4 Bth: 0

0 Total Lower Bth: Total Basement Bth:

Master Bath Amenities: 5-Pc Bath, Double Vanity, Tub

Beds Total: 3 Main Level Bedroom: Yes Main Beds: 3 Upper Beds: 0 Lower Beds: 0 Basement Beds: 0

ROOMS

OTHER FEATURES

Bath Adjoins, Walk-in Closet Bedroom - Master: M 15x12 Bedroom: М 9x12 Walk-in Closet, Wood

Bedroom: 11x12

Dining Room: М 9x11 Walk-out

Kitchen: М 12x14 Laundry Space: М 3x11

М 17x25 Fireplace, Walk-out Living Room:

Roofing: **Composite Shingle** Window Type:

Siding: Wood

Fireplaces: Free-standing, Wood Misc. Interior Feat: 5-Pc Bath, Vaulted Ceilings

Misc. Items: High Speed Internet Avail., Horses (Zoned), Kitchen Pantry

Dishwasher, Dryer, Gas in Kitchen, Range Oven, Refrigerator, Self Cleaning Oven, Washer Appliances:

Extras: tractor could be negotiated outside of the sales contract

Exclusions:	Sellers personal property in carport and sheds						
				LOT			
Legal Description:	L6-7 + L9 B1 DOME ROCK RANCH 1						
Zoning:	R-1		Zoning Entit	ry:			
Acres:	6.19		Lot Sqft:	269,636			
Lot Desc:	Level, Meadow, Mountain View, Rural, View of Pikes Peak, View of Rock Formations						
Driveway:	Gravel				Alley:		
Fence:	See Prop Desc Remarks			Landscape:			
				- UTILITIES AND ENERGY			
Well Total:	1	Well Permit:	Yes		Well Permit #:	180851	
Heating:	Forced Air, Propane						
Cooling:	Ceiling Fan(s)						
Existing Water:	Well						
Sanitation:	Septic						
Existing Utilities:	Electrici	ty, Propane					
				— PROPERTY REMARKS			

Property Description Remarks:

Nestled in the scenic beauty of Colorado this property offers great views of Pikes Peak and Wrights Reservoir, creating a picturesque backdrop for your everyday life. Step inside and be greeted by the elegance of new LVP flooring that seamlessly flows throughout the entire home, providing both durability and style. The interior has been freshly painted, creating a bright and inviting atmosphere that complements any décor. You will also notice the freshly stained exterior, ensuring long-lasting beauty. Warm up on chilly evenings by the cozy Hearthstone wood burner, creating a comforting ambiance and a perfect gathering spot. This charming home features 3 bedrooms and 2 bathrooms, providing ample space for everyone to relax and unwind. The kitchen boasts a brand-new dishwasher, making meal prep a breeze. Rest easy knowing that the well pump was replaced in 2015, ensuring a reliable water supply for years to come. The roof was also replaced in 2020, offering peace of mind and protection from the elements. Situated on 6+ acres of land that is fully fenced and cross-fenced, providing separate areas for all your beloved critters. Additionally, there is a fenced dog area, ensuring a safe space for your furry friends to play and explore. For those with equestrian interests, a small barn and loafing sheds are available, offering shelter and convenience for your horses. Multiple storage sheds provide ample space for all your outdoor equipment and tools, keeping everything organized and easily accessible. Located just 30 min. from Woodland Park, you'll enjoy the tranquility of country living while still having convenient access to shopping, dining, and entertainment options. Embrace the beauty of the Colorado mountains, with endless opportunities for outdoor adventures such as hiking, fishing, and skiing. Although, there has been many updates it would benefit from further attention and a touch of additional care. Don't miss the chance to make this remarkable property your own.

Terms Offered: Cash, Conventional, FHA, VA 1st Right of Refusal:

Possession Terms: DOD Possession Date: Earnest Money Promissory Note Accepted: N

Earnest Money: \$4600 Earnest Money Holder: First American Title Insurance Co.

Assumable Loan: No Current Appraisal:

Notices: Not Applicable

CDOM: 2 MLS#: 2831252