

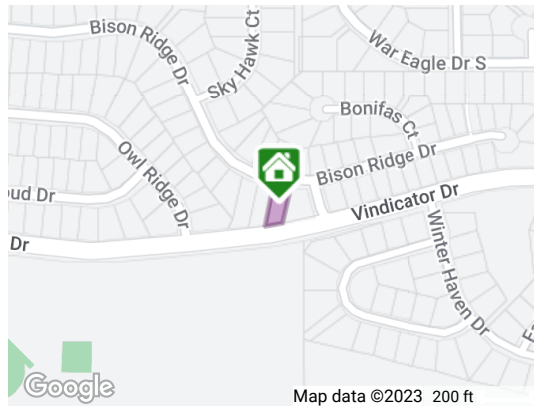
Cross Property Customer Full Report /Map

Customer Full Report/Map

RESIDENTIAL-Single Family-Detached

1315 Bison Ridge DR, Colorado Springs, CO 80919-1535 County: **El Paso**

Status: **Active**
Price: **\$565,000**



Bed/Bath: **4, 3**
Gar/Parking #: **2, Attached**
Tot SqFt: **3,576** LP/SF: **\$158**
Floor Plan: **Ranch**
Year Built: **1994**
Sub Area: **Southface**
DOM: **17** CDOM: **17**
Sched #: [7314104018](#)
MLS #: **6250869**

Recent: **10/28/2023 - DECR : \$585,000->\$565,000**

COMMUNITY

Directions: **From I-25, head west on E Woodmen Rd; Continue onto E Rockrimmon Blvd; Turn right onto Vindicator Dr; Turn right onto Bison Ridge Dr; Turn left to stay on Bison Ridge Dr; Home will be on the left**

School District: **20-Academy** Grade School: **Foothills**
Middle School: **Eagleview** High School: **Air Academy**
Taxes: **\$1,541** Tax Year: **2022**
Covenants: **Yes** Complex Name:
HOA 1: **Southface** HOA 1 Dues: **\$109 Quarterly**

SQUARE FEET

Year Built: **1994** Construction Status: **Existing Home** Estimated Completion Date:
Total Sqft: **3,576** Floor Plan: **Ranch** Builder Model:
Finished Sqft: **2,256** Unit Desc:
Above Grade Sqft: **1,816** Structure: **Wood Frame**
Upper Sqft: **0** SqFt Source: **Assessor Records**
Main Sqft: **1,816** Outbuildings:
Lower Sqft: **0**
% Lower Fin: **0**
Basement Sqft: **1,760** Basement/Foundation: **Full Basement**
% Basement Finished: **25**
Patio/Deck: **14 x 10** Patio/Deck Desc: **Composite**
Gar (Parking) #: **2** Gar (Parking) Type: **Attached** Garage Remotes:

BATHS

Baths: **3** Rough-Ins:
Bathroom (Full): M Total Upper Bth: **0** Total Full Bth: **2**
Bathroom (Full): M Total Main Bth: **2** Total 3/4 Bth: **1**
Bathroom (3/4): B Total Lower Bth: **0** Total 1/2 Bth: **0**
Total Basement Bth: **1**

Master Bath Amenities: **Double Vanity, Free-standing Shower, Tub**

ROOMS

Beds Total: **4** Main Level Bedroom: **Yes** Main Beds: **2** Upper Beds: **0** Lower Beds: **0** Basement Beds: **2**

Bedroom - Master: M 16x17 Bath Adjoins, Sitting Area, Walk-in Closet
Bedroom: B 12x11 Carpet
Bedroom: B 12x12 Carpet
Bedroom: M 13x12 Carpet
Dining Room: M 12x13 Bay Window, Carpet, Formal, Separate Dining
Kitchen: M 12x23 Ceramic Tile, Counter Bar, Counter Top-Stone, Gourmet, Walk-out
Living Room: M 25x19 Bookcases, Built-ins, Fireplace
Office: M 11x10 Built-ins, Carpet

OTHER FEATURES

Roofing: **Composite Shingle** Window Type: **Vinyl**
Siding: **Masonite Type**
Fireplaces: **Gas, Main**

Misc. Interior feat: **5-PC Bath, 9ft + Ceilings, French Doors, vaulted Ceilings**
 Misc. Items: **Auto Sprinkler System, Radon System**
 Appliances: **220v in Kitchen, Dishwasher, Disposal, Dryer, Kitchen Vent Fan, Microwave Oven, Oven, Range Top, Refrigerator, Self Cleaning Oven, Washer**
 Laundry Facilities: **Main**
 Exclusions: **Sellers personal property**

LOT

Legal Description: **LOT 2 BLK 2 SOUTHFACE SUB FIL NO 3 CO SPGS**
 Zoning: **R-1** Zoning Entity: **Colorado Springs**
 Acres: **0.21** Lot Sqft: **9,148**
 Lot Location: **Hiking Trail, Near Fire Station, Near Hospital, Near Park, Near Schools, Near Shopping Center**
 Lot Desc: **Mountain View, View of Pikes Peak**
 Driveway: **Concrete** Alley:
 Fence: **Rear** Landscape: **All**

UTILITIES AND ENERGY

Heating: **Forced Air, Natural Gas**
 Cooling: **Ceiling Fan(s), Central Air**
 Existing Water: **Municipal**
 Sanitation: **Sewer**
 Existing Utilities: **Cable, Electricity, Natural Gas**

PROPERTY REMARKS

Property Description Remarks:
Welcome to your dream home in beautiful Colorado Springs! This stunning residence embodies a perfect blend of elegance and functionality. From the moment you step through the front door, you'll be captivated by the impeccable design and attention to detail. The vaulted ceilings create an open and spacious atmosphere, allowing natural light to flood the living spaces. The heart of the home is the gourmet kitchen, a culinary enthusiast's paradise. Featuring newer appliances, granite countertops, and ample cabinet space, it's perfect for both daily cooking and entertaining friends and family. Throughout the home, you'll find many built-ins, providing convenient storage and adding a touch of sophistication. The main level living ensures convenience and accessibility for all, making this home perfect for all stages of life. For those who work from home or simply need a dedicated office space, you'll appreciate the office with built-ins, creating a productive and organized environment. With central air, you'll stay comfortable year-round, and the bay windows in the dining area add an extra touch of charm. The partially finished lower level of this home offers a versatile space, giving you the opportunity to create your own unique area. Whether you're dreaming of a home theater, game room, or guest suite, the options are limitless. This flexibility allows you to tailor the lower level to your specific needs, adding to the value and potential of this outstanding property. One of the property's most enchanting features is the rear deck, offering breathtaking views of the Colorado terrain with mature landscaping. It's an ideal spot for morning coffee or evening gatherings. Don't miss this opportunity to own this centrally located home near Rockrimmon, offering easy access to amenities and natural beauty. This gem combines comfort, elegance, and convenience, making it a must-see.

TERMS

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|---|---|
| Terms Offered: Cash, Conventional, FHA, VA | 1st Right of Refusal: |
| Possession Terms: DOD | Possession Date: |
| Earnest Money: \$5800 | Earnest Money Holder: Heritage Title |
| Title Company: Heritage Title Company | Title Evidence: Title Insurance |
| Assumable Loan: No | Current Appraisal: |
| Notices: Not Applicable | |

CDOM: **17**

MLS#: **6250869**