



MLS#: 652759 St: ACT 1st Rgt: RES-Single Family LP: \$164,000
11970 County 133 RD **LP/SqFt: \$40**
 Simla, CO 80835 **County: Elbert**
Area: ELB Subarea: Simla
Schedule#: 9999 Top: 0 Side: 0
Zone: A-35 Zone Entity: ELB
SD: 100J-Big Sandy Grd: Simla
Mid: Simla Hi: Simla
Directions/Cross Streets: Acres: 35.473 Lot SqFt: 1,545,204
 HWY 24 EAST OF COLORADO SPRINGS TO CALHAN, RIGHT ON HARRISVILLE RD, EAST TO CR 133 OR HOLTWOOD RD. SOUTH ON CR 133, PROPERTY ON EAST SIDE.

YB: 2004 Tax/Yr:\$1,070/2010 SqFt Src: Assessor Records
 HOA: \$0(Not Applicable) Covenants: N

Earnest:\$2,000

Liv: 20 X 12 M	Beds: 3	Tot SqFt: 4,078	Baths: 3	Rgh In: 1
Din: 13 X 14 M	Main Lvl Bed: Y	Fin SqFt: 2,039	U 5pc: 0	L 5pc: 0
Kit: 14 X 12 M	MBR: 14 X 12 M	Above Grd: 2,039	U Full: 0	L Full: 0
Fam: 18 X 12 M	2BR: 13 X 12 M	Upper: 0	U 3/4: 0	L 3/4: 0
Oth1:	3BR: 10 X 12 M	Main: 2,039	U 1/2: 0	L 1/2: 0
Oth2:	4BR: 0 X 0	Lower: 0	M 5pc: 0	B 5pc: 0
Oth3:	5BR: 0 X 0	% Lwr Fin: 0%	M Full: 3	B Full: 0
Pat: 6 X 18	Office:	Basement: 2,039	M 3/4: 0	B 3/4: 0
Garage #: 1		% Bas Fin: 0%	M 1/2: 0	B 1/2: 0
Gar Typ: Detached			Baths Totals:	
			5pc: 0	Full: 3
			3/4: 0	Half: 0

Legal: LENGHTY, SEE TITLE, 35 ACRES MOL NW4 6 12 59 TRACT 3.

Exterior Amenities:

~GARAGE AMEN: Garage Door Opener, Oversized, Workshop ~GARAGE REMOTES: 2 ~CONSTRUCTION: Existing Home ~FLOOR PLAN: Ranch ~BSMT/FND: Full Basement, Walk Out ~STRUCTURE: UBC/IBC Standard Modular ~SIDING: Masonite Type ~ROOF: Metal ~WINDOW: Vinyl ~PATIO/DECK DESC: Wood Deck ~DRIVEWAY: Gravel ~FENCE: All ~ALLEY: None ~OUT BLDG: Barn and Stalls, Dog Run, Shop

Interior Amenities:

~FIREPLACE: Gas, Main, One ~HEAT/AIR: Ceiling Fan, Central Air, Forced Air, Propane ~ENTRY: Vinyl/Linoleum ~FLOORS: Carpet, Vinyl/Linoleum ~APPLIANCES: Gas in Kitchen ~MISC INTERIOR: Crown Molding, Skylight (s), Vaulted Ceilings ~GREEN FEAT ADD: N ~MASTER BATH AMENITIES: Free-standing Shower, Jetted Tub, Skylight ~MASTER BED AMENITIES: Bath Adjoins, Carpet, Walk-in Closet ~LIVING DESC: Carpet, Fireplace, Formal ~DINING DESC: Separate Dining ~DINING ATMOSPHERE: Walk-out ~KITCHEN DESC: Counter Bar, Island ~FAMILY DESC: Carpet, Fireplace ~LAUNDRY: Main ~MISC ITEMS: Horses (Zoned), Horses(Zoned for 2 or more), Kitchen Pantry, RV Parking ~RENTED EQUIP: Propane Tank

Lot Information:

~LOT DESC: Meadow, Mountain View, Rural, Sloping, View of Pikes Peak ~UTILITY: Electricity, Propane, Telephone ~WATER: Well ~SANITATION: Septic ~WELL TYPE: Domestic ~WELL PERMIT: Y ~PERMIT #: 247565 ~WELLS: 1

Property Description:**Offers/Financials:**

~TERMS OFFERED: Cash, Conventional, FHA, VA ~POSS TERMS: DOD ~ASSUMABLE LOAN: N ~EXISTING LOAN: Y
~EQUITY:\$164,000 ~OPT NOTICES: Short Sale ~REQ NOTICES: See Show/Agent Remarks ~EXCLUSIONS: ALL CURTIANS AND
CURTIAN RODS, WASHER, DRYER, REFRIGERATOR, RANGE OVEN, PROPANE TANK.

Property Remarks:

Large 3bd 3ba home over full unfinished walk-out basement on 35 acres, just 33 miles east of Falcon. Open and bright with fresh paint inside and out, newer carpet, crown moldin g, kitchen has tile accents, skyligts, slide out cabnits, work island, breakfast bar, built in desk. upgraded lighting, metal roof, dual pane windows. 30x40 metal sided and met al roof garage/shop/barn. Fenced and cross fenced.

CDOM:308



