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MLS#: 773233 **St: ACT** **1st Rgt:** RES-Single Family **LP: \$225,000**
8025 Mulberry RD **LP/SqFt: \$62**
 Calhan, CO 80808 **County: El Paso**
Area: EYR **Subarea: Calhan**
Schedule#: 1300000223 **Top: 5776** **Side: 2445**
Zone: A-35 **Zone Entity: ELP**
SD: Rj1-Calhan **Grd:**
Mid: **Hi:**
Directions/Cross Streets: **Acres: 40.0** **Lot SqFt: 1,742,400**
 HWY 24 EAST TO JUDGE ORR EAST. SOUTH ON MULBERRY FIRST DRIVE ON THE LEFT.

YB: 1995 Tax/Yr:\$702/2009 SqFt Src: Assessor Records

HOA: \$0(Not Applicable) Covenants: N

Earnest:\$2,000 Title Evid: Title Insurance

Legal:N2N2SW4 SEC 01-13-61

Liv: 24 X 17 M	Beds: 5	Tot SqFt: 3,605	Baths: 3	Rgh In: 0
Din: 11 X 11 M	Main Lvl Bed: Y	Fin SqFt: 3,497	U 5pc: 0	L 5pc: 0
Kit: 10 X 12 M	MBR: 17 X 13 M	Above Grd: 2,068	U Full: 0	L Full: 0
Fam: 26 X 17 B	2BR: 11 X 11 M	Upper: 0	U 3/4: 0	L 3/4: 0
Oth1: 6 X 23 M	3BR: 11 X 11 M	Main: 2,069	U 1/2: 0	L 1/2: 0
Oth2:	4BR: 12 X 11 B	Lower: 0	M 5pc: 1	B 5pc: 0
Oth3:	5BR: 11 X 11 B	% Lwr Fin: 0%	M Full: 1	B Full: 0
Pat: 30 X 8	Office:	Basement: 1,536	M 3/4: 0	B 3/4: 0
Garage #: 2		% Bas Fin: 93%	M 1/2: 0	B 1/2: 1
Gar Typ: Attached			Baths Totals:	
			5pc:1 Full:1	
			3/4:0 Half:1	

Exterior Amenities:

~GARAGE AMEN: Garage Door Opener, Heated ~GARAGE REMOTES: 2 ~CONSTRUCTION: Existing Home ~AJD PARCEL FOR SALE:
 N ~FLOOR PLAN: Ranch ~BSMT/FND: Full Basement ~STRUCTURE: UBC/IBC Standard Modular ~SIDING: Masonite Type ~ROOF:
 Composite Shingle ~WINDOW: Vinyl ~PATIO/DECK DESC: Wood Deck ~FENCE: All ~ALLEY: None ~OUT BLDG: Greenhouse

Interior Amenities:

~FIREPLACE: None ~HEAT/AIR: Baseboard, Ceiling Fan, Hot Water, Propane ~ENTRY: Vinyl/Linoleum ~FLOORS: Carpet, Vinyl/Linoleum
 ~APPLIANCES: Dishwasher, Disposal, Dryer, Range Oven (Gas/Elec), Refrigerator, Washer ~MISC INTERIOR: Vaulted Ceilings ~GREEN
 FEAT ADD: N ~MASTER BATH AMENITIES: Double Vanity, Free-standing Shower, Tub ~MASTER BED AMENITIES: Bath Adjoins,
 Carpet, Dressing Area, Sitting Area, Walk-in Closet ~LIVING DESC: Carpet, Walk-out ~DINING DESC: Separate Dining ~DINING
 ATMOSPHERE: Carpet ~KITCHEN DESC: Counter Bar ~FAMILY DESC: Carpet, Walk-out ~LAUNDRY: Basement ~MISC ITEMS: Auto
 Sprinkler System, Horses(Zoned for 2 or more), Kitchen Pantry ~OTHER 1 DESC: SUN ROOM

Lot Information:

~LOT DESC: Meadow, Mountain View, Rural, Trees/Woods, View of Pikes Peak ~LANDSCAPED: Front ~UTILITY: Electricity, Generator,
 Propane, Telephone ~WATER: Well ~SANITATION: Septic ~WELL PERMIT: Y ~PERMIT #: 34948 ~WELLS: 1

Property Description:

Offers/Financials:

~TERMS OFFERED: Cash, Conventional, FHA, VA ~POSS TERMS: DOD ~EM PROM NOTE ACCT: N ~ASSUMABLE LOAN: N ~2ND MORTGAGE: N ~EQUITY:\$225,000 ~REQ NOTICES: Not Applicable~SSADDENDUM SIGNED BY SELLER:N ~EXCLUSIONS: 2 freezers in basement, stand by whole house generater and owned propane tank ~EXTRAS: gas range, refrigerator, dishwasher, matag washer and dryer, window coverings

Property Remarks:

CDOM:544



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Kitchen



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Living Room



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Living Room/Dinning Room



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Master Bedroom



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Master Bedroom



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Master Bathroom



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Secondary Bedroom



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Secondary Bedroom



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Family Room



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Laundry



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Full Guest Bath



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Garage Interior



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Rear



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Scenic View