



MLS#: 757557 St: ACT 1st Rgt: RES-Single Family LP: \$154,000
4855 BAR 10 RD LP/SqFt: \$75
 Calhan, CO 80808-8528 **County: El Paso**
Area: DTE Subarea: Calhan
Schedule#: 3500000138 Top: 5333 Side: 2899
Zone: A-35 Zone Entity: ELP
SD: 22-Ellicott Grd: Ellicott
Mid: Ellicott Hi: Ellicott
Directions/Cross Streets: Acres: 40.0 Lot SqFt: 1,742,400
 HWY 94 E. TO PEYTON HWY. * S. TO DRENNEN RD * E. TO BAR 10 RD. * N. TO PROPERTY.

YB: 1994 Tax/Yr:\$858/2010 SqFt Src: Assessor Records

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

Earnest:\$2,500 Title Evid: Title Insurance

Legal:S2s2nw4 Sec 12-15-63

Liv: 12 X 22 M	Beds: 3	Tot SqFt: 2,052	Baths: 2	Rgh In:
Din: 12 X 12 M	Main Lvl Bed: Y	Fin SqFt: 2,052	U 5pc: 0	L 5pc: 0
Kit: 12 X 11 M	MBR: 12 X 12 M	Above Grd:	U Full: 0	L Full: 0
Fam: 25 X 23 M	2BR: 12 X 11 M	Upper: 0	U 3/4: 0	L 3/4: 0
Oth1:	3BR: 12 X 11 M	Main: 2,052	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: 2	B Full: 0
Pat:	Office:	Basement: 0	M 3/4: 0	B 3/4: 0
Garage #: 2		% Bas Fin: 0%	M 1/2: 0	B 1/2: 0
Gar Typ: Attached,Carport			Baths Totals:	
			5pc:0 Full:2	
			3/4:0 Half:0	

Exterior Amenities:

~GARAGE AMEN: Oversized ~GARAGE REMOTES: 0 ~CONSTRUCTION: Existing Home ~AJD PARCEL FOR SALE: N ~FLOOR PLAN: Ranch
 ~BSMT/FND: Not Applicable ~STRUCTURE: HUD Standard Manufactured ~SIDING: Masonite Type ~ROOF: Metal ~WINDOW: Aluminum
 ~DRIVEWAY: Gravel ~FENCE: All ~OUT BLDG: Barn and Stalls

Interior Amenities:

~FIREPLACE: One, Free-standing ~HEAT/AIR: Central Air ~ENTRY: Carpet ~FLOORS: Carpet, Vinyl/Linoleum ~APPLIANCES: Dishwasher, Gas in Kitchen, Refrigerator, Range Oven (Gas/Elec)
 ~MISC INTERIOR: Vaulted Ceilings ~GREEN FEAT ADD: N ~MASTER BATH AMENITIES: Carpet, Free-standing Shower
 ~MASTER BED AMENITIES: Bath Adjoins, Walk-in Closet ~FAMILY DESC: Walk-out
 ~LAUNDRY: Main ~MISC ITEMS: Window Coverings, Horses (Zoned)

Lot Information:

~LOT DESC: Meadow, Mountain View, Trees/Woods ~UTILITY: Electricity, Propane, Telephone ~WATER: Well ~SANITATION: Septic
 ~WELL TYPE: Domestic ~WELL PERMIT: Y ~PERMIT #: 181035 ~WELLS: 1

Property Description:**Offers/Financials:**

~TERMS OFFERED: Cash, FHA, Conventional, VA ~POSS TERMS: DOD ~EM PROM NOTE ACPT: N ~ASSUMABLE LOAN: N
~EQUITY:\$154,000 ~OPT NOTICES: Short Sale ~REQ NOTICES: Not Applicable ~EXCLUSIONS: SIDE-BY-SIDE REFRIGERATOR *
DIRECT TV DISH AND CONTROLS * ALL CORRAL PANELS, GATES, AND FENCING * WATER TANKS AND FEEDERS. ~EXTRAS:
STANDARD REFRIGERATOR * GAS RANGE * DISHWASHER.

Property Remarks:

NICE 2000 SQ. FT. RANCHER * OVERSIZED ATTACHED 2 CAR GARAGE * 3 BR * 2 BA * OPEN FLOOR PLAN * LARGE FR WITH
WOOD STOVE * WINDOW MOUNTED AIR CONDITIONER UNIT IN DR * SWAMP COOLE R * STEEL ROOF * KITCHEN
APPLIANCES * FULL MASTER BATH WITH SOAKING TUB AND SEPERATE SHOWER * CEILING FANS * LARGE BARN * FENCED
* MOUNTAIN VIEW AND TREES.

CDOM:84



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ROW OF TREES



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BARN



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BARN INTERIOR



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KITCHEN / DINNING ROOM



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