

RES-Agent Showing



MLS#: 737542 St: ACT 1st Rgt: RES-Single Family LP: \$140,000  
Short Sale Addendum Signed by Seller: N  
19255 Birdseye VW LP/SqFt: \$83  
Peyton, CO 80831-9386 County: El Paso  
Area: PEY Subarea: Peyton Pines  
Schedule#: 3105000006 Top: 5221 Side: 2001  
Zone: A-35 Zone Entity: ELP

SD: 23Jt-Peyton Grd:  
Mid: Hi:  
Directions/Cross Streets: Acres: 35.9 Lot SqFt: 1,563,804  
HYW 24 E OF COLORADO SPRINGS TO PEYTON HWY \* N. \* STAY RIGHT ON  
PEYTON HWY \* LEFT/WEST ON ACKERLY HTS \* N ON BIRDSEYE VIEW \* STAY  
RIGHT \* PROPERTY ON E. SIDE OF ROAD.

YB: 2000 Tax/Yr:\$829/2010 SqFt Src: Assessor Records

HOA: \$150(Annual) Covenants: N

Title Co: Stewart Title Earnest:\$1,500 Holder: REMAX  
ADVANTAGE

<b>Liv:</b> 17 X 15 M	<b>Beds:</b> 3	<b>Tot SqFt:</b> 1,694	<b>Baths:</b> 2	<b>Rgh In:</b>
<b>Din:</b> 13 X 12 M	<b>Main Lvl Bed:</b> Y	<b>Fin SqFt:</b> 1,694	<b>U 5pc:</b> 0	<b>L 5pc:</b> 0
<b>Kit:</b> 20 X 13 M	<b>MBR:</b> 13 X 13 M	<b>Above Grd:</b>	<b>U Full:</b> 0	<b>L Full:</b> 0
<b>Fam:</b> 0 X 0	<b>2BR:</b> 13 X 10 M	<b>Upper:</b> 0	<b>U 3/4:</b> 0	<b>L 3/4:</b> 0
<b>Oth1:</b>	<b>3BR:</b> 13 X 10 M	<b>Main:</b> 1,694	<b>U 1/2:</b> 0	<b>L 1/2:</b> 0
<b>Oth2:</b>	<b>4BR:</b> 0 X 0	<b>Lower:</b> 0	<b>M 5pc:</b> 0	<b>B 5pc:</b> 0
<b>Oth3:</b>	<b>5BR:</b> 0 X 0	<b>% Lwr Fin:</b> 0%	<b>M Full:</b> 2	<b>B Full:</b> 0
<b>Pat:</b>	<b>Office:</b>	<b>Basement:</b> 0	<b>M 3/4:</b> 0	<b>B 3/4:</b> 0
<b>Garage #:</b> 2 Detached		<b>% Bas Fin:</b> 0%	<b>M 1/2:</b> 0	<b>B 1/2:</b> 0
<b>Baths Totals:</b> 5pc:0 Full:2 3/4:0 Half:0				

~CONSTRUCTION: Existing Home ~ADJ PARCEL FOR SALE: N ~FLOOR PLAN: Ranch ~BSMT/FND: Crawl Space ~STRUCTURE: HUD Standard Manufactured ~FENCE: All, See Property Description Remarks ~FIREPLACE: Main ~HEAT/AIR: Forced Air, Propane  
~APPLIANCES: Refrigerator ~LOT DESC: Meadow, Mountain View ~UTILITY: Electricity, Propane, Telephone ~WATER: Well  
~SANITATION: Septic ~WELLS: 1 ~TERMS OFFERED: Cash, Conventional, FHA, VA ~POSS TERMS: DOD ~OPT NOTICES: Short Sale  
~REQ NOTICES: Not Applicable ~EXCLUSIONS: WASHER AND DRYER \* CURTAINS AND CURTAIN RODS \* ALL HORSE  
EQUIPMENT INCLUDING PANELS \* 4 KICK PANELS \* 3 WATER TROUGHS \* FENCE CHARGER AND GATES. ~LEGAL: Tract Of  
Land In Sec 5 & 6-11-63 Desc As Fols, Com At S4 Cor Of Sd Sec 6, Th N 06<56'44" E 450.00 Ft, S 89<07'12" E 2106.75 Ft, N 53<18'18" E 1338.82  
Ft, N 01<41'49" E 1150.00 Ft For Pob, Th S 82<20'08" W 1250.14 Ft To C/L Of 60 Ft R/W Easement To Pt

**Property Description Remarks:**

NICE RANCHER ON APPROX. 35 ACRES \* 3 BEDROOMS \* 2 BATHS \* WOOD BURNING FIREPLACE \* VIEWS OF PIKES PEAK \*  
FENCED AND CROSS FENCED \* ZONED FOR HORSES \* OUTBUILDINGS \* AND MUCH MORE.

**Office:** 00001091-RE/MAX Advantage Realty, Inc. (719)548-8600 Fax:(719)548-5040

**Salesman:** 004227-Don Manning GRI CRS (719)550-1544 Fax: (719)265-9269 [donmanning@pcisys.net](mailto:donmanning@pcisys.net)

**Co-List:** Gail Tobin (719)330-0540 [gailtobin@remax.net](mailto:gailtobin@remax.net)

**Appt/Cont:** REMAX ADVANTAGE - 548-8600

**Selling Office/Salesman:**

**Incentives:**

TB:%,3 BA:%,3 TA:ERS SL:FS Var:N

Key:None

**Occupied:** Owner

**Seller Name:**

**Show Instr:** Restricted Hours

**Show/Ag Remarks:**

VOW: Y Blog: N AVM: N Elect Ad: A Display Address: Y

2 HR NOTICE \* APPOINTMENT ONLY \* NO KEY ON SITE - OWNER WILL BE HOME TO LET IN DUE TO ANIMALS.

**DOM:32 CDOM:32 Orig LP:\$149,000**

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