



MLS#: 765704 St: ACT 1st Rgt: RES-Single Family LP: \$245,000
Short Sale Addendum Signed by Seller: Y
6570 Wampur PT LP/SqFt: \$79
 Fountain, CO 80817-6975 **County: El Paso**
Area: MID Subarea: Pioneer Village
Schedule#: 5718003014 Top: 4677 Side: 3443
Zone: RR-5 Zone Entity: ELP
SD: 28-Hanover Grd:
Mid: Hi:
Directions/Cross Streets: Acres: 5.4 Lot SqFt: 235,224
 I-25 SOUTH TO EXIT 122 * RIGHT @ STOP SIGN * LEFT TO BOCA RATON *
 RIGHT TO OCATILLO WAY * RIGHT TO WAMPUN POINT * LEFT TO PROPERTY.

YB: 2006 Tax/Yr:\$788/2010 SqFt Src: Assessor Records

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

Title Co: Stewart Title Earnest:\$2,500 Holder: REMAX
 ADVANTAGE Title Evid: Title Insurance

Legal: Lot 16 Pioneer Village Fil No 3

Liv: 19 X 14 M	Beds: 4	Tot SqFt: 3,101	Baths: 3	Rgh In: 0
Din: 11 X 8 M	Main Lvl Bed: N	Fin SqFt: 2,497	U 5pc: 1	L 5pc: 0
Kit: 10 X 10 M	MBR: 19 X 15 U	Above Grd: 1,601	U Full: 1	L Full: 1
Fam: 19 X 14 L	2BR: 13 X 13 U	Upper: 896	U 3/4: 0	L 3/4: 0
Oth1:	3BR: 13 X 9 L	Main: 705	U 1/2: 0	L 1/2: 0
Oth2:	4BR: 11 X 9 L	Lower: 896	M 5pc: 0	B 5pc: 0
Oth3:	5BR: 0 X 0	% Lwr Fin: 100%	M Full: 0	B Full: 0
Pat: 27 X 9	Office:	Basement: 604	M 3/4: 0	B 3/4: 0
Garage #: 3	Gar Typ: Attached	% Bas Fin: 0%	M 1/2: 0	B 1/2: 0
			Baths Totals:	
			5pc: 1 Full: 2	
			3/4: 0 Half: 0	

Exterior Amenities:

~GARAGE AMEN: Oversized, Garage Door Opener ~GARAGE REMOTES: 2 ~CONSTRUCTION: Existing Home ~FLOOR PLAN: 4-Levels
 ~BSMT/FND: Partial Basement, Walk Out ~STRUCTURE: Framed on Lot ~SIDING: Stucco ~ROOF: Composite Shingle ~WINDOW: Vinyl
 ~PATIO/DECK DESC: Wood Deck ~DRIVEWAY: Gravel ~FENCE: None ~ALLEY: None

Interior Amenities:

~FIREPLACE: Lower, Gas ~HEAT/AIR: Ceiling Fan, Central Air, Forced Air, Propane ~FLOORS: Carpet, Ceramic Tile ~APPLIANCES: 220v in
 Kitchen, Dryer, Dishwasher, Microwave Oven, Range Oven (Gas/Elec), Refrigerator, Self Cleaning Oven, Washer ~MISC INTERIOR: 6-Panel
 Doors ~MASTER BATH AMENITIES: Ceramic Tile, Double Vanity, Free-standing Shower ~MASTER BED AMENITIES: Bath Adjoins, Walk-
 in Closet, Carpet, Sitting Area ~LIVING DESC: Carpet ~DINING DESC: Breakfast Bar ~DINING ATMOSPHERE: Ceramic Tile, Walk-out
 ~KITCHEN DESC: Ceramic Tile ~FAMILY DESC: Carpet, Fireplace ~LAUNDRY: Electric Hook-up, Main ~MISC ITEMS: Breakfast Bar,
 Horses (Zoned) ~RENTED EQUIP: Propane Tank, Satellite Dish

Lot Information:

~LOT DESC: 360-degree View, Meadow, Mountain View, Rural ~LANDSCAPED: None ~UTILITY: Electricity, Propane, Telephone ~WATER:
 Association/District ~SANITATION: Septic ~WELL PERMIT: N

Property Description:**Offers/Financials:**

~TERMS OFFERED: FHA, VA, Cash, Conventional ~POSS TERMS: DOD ~ASSUMABLE LOAN: N ~EQUITY:\$245,000 ~REQ NOTICES: Not Applicable ~EXCLUSIONS: TV SYSTEM CONTROL BOX ~EXTRAS: WASHER * DRYER * SMOOTH TOP RANGE OVEN * MICROWAVE * DISH * WASHER * SIDE-BY-SIDE REFRIGERATOR * CENTRAL AIR * SECURITY SYSTEM.

Property Remarks:

4 LEVEL STUCCO HOME HAS 4 BR * 3BA * ALL KITCHEN APPLIANCES * WASHER AND DRYER * GAS LOG FIREPLACE * CEILING FANS * CENTRAL AIR * VAULTED CEILINGS * COVERED DECK * UNFINISHED WALK-OUT BASEMENT * CARPET AND TILE FLOORING * ATT. 3 CAR GAR W/OPENER AND CONCRETE PARKING PAD AND SIDEWALK * SECURITY SYSTEM * 13X13 SITTING ROOM OFF THE MASTER BEDROOM * APPROX. 5 ACRES WITH PRIVATE ROADS.

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

Co-List: Gail Tobin (719)330-0540 Fax: (719)265-9269 gailtobin@remax.net Add'l Ph:(719)330-0540

Appt/Cont: REMAX ADVANTAGE - 548-8600

Incentives: CENTRAL AIR * ALL APPLIANCES * 3 CAR GARAGE * COVERED DECK * SUPER VIEWS.

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

Key:RSC Infrared Lock Box

Occupied: Owner

Seller Name:

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

Show Instr: Appointment Only

Show/Ag Remarks:

SHORT SALE * DOG IS TIMBER AND VERY FRIENDLY.

Sold Information:

Sold Broker:

Sold Salesman:

Sold Concessions:

Quality Below Grade Interior:

Sold Remarks:

Personal Property Included:

CDOM:10 DOM:10 Orig LP:\$245,000

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