



**MLS#: 730178 St: ACT 1st Rgt: RES-Single Family LP: \$230,000**  
**7383 Manistique DR LP/SqFt: \$87**  
 Colorado Springs, CO 80923 **County: El Paso**  
**Area: PWR Subarea: Indigo Ranch**  
**Schedule#: 5317406020 Top: 4777 Side: 2555**  
**Zone: R1-6 Zone Entity: ELP**  
**SD: 49-Falcon Grd: Falcon**  
**Mid: Falcon Hi: Falcon**  
**Directions/Cross Streets: Acres: 0.154 Lot SqFt: 6,701**  
 FROM MARKSHEFFLE RD TURN ONTO STETSON HILLS BLVD \* RIGHT ON ANTELOP RIDGE \* LEFT ONTO MANISTIQUE DR. \* HOME ON LEFT.

YB: 2004 Tax/Yr:\$1,740/2010 SqFt Src: Assessor Records  
 HOA: \$53(Quarterly) Covenants: Y HOA: INDIGO RANCH @ STETSON, 303-980-0700

<b>Liv:</b> 16 X 12 M	<b>Beds:</b> 5	<b>Tot SqFt:</b> 2,629	<b>Baths:</b> 3	<b>Rgh In:</b>
<b>Din:</b> 17 X 7 M	<b>Main Lvl Bed:</b> Y	<b>Fin SqFt:</b> 2,551	<b>U 5pc:</b> 0	<b>L 5pc:</b> 0
<b>Kit:</b> 13 X 9 M	<b>MBR:</b> 13 X 14 M	<b>Above Grd:</b>	<b>U Full:</b> 0	<b>L Full:</b> 0
<b>Fam:</b> 28 X 20 B	<b>2BR:</b> 10 X 9 M	<b>Upper:</b> 0	<b>U 3/4:</b> 0	<b>L 3/4:</b> 0
<b>Oth1:</b>	<b>3BR:</b> 12 X 10 M	<b>Main:</b> 1,325	<b>U 1/2:</b> 0	<b>L 1/2:</b> 0
<b>Oth2:</b>	<b>4BR:</b> 10 X 11 B	<b>Lower:</b> 0	<b>M 5pc:</b> 0	<b>B 5pc:</b> 0
<b>Oth3:</b>	<b>5BR:</b> 13 X 11 B	<b>% Lwr Fin:</b> 0%	<b>M Full:</b> 2	<b>B Full:</b> 1
<b>Pat:</b> 10 X 20	<b>Office:</b>	<b>Basement:</b> 1,304	<b>M 3/4:</b> 0	<b>B 3/4:</b> 0
<b>Garage #:</b> 2		<b>% Bas Fin:</b> 94%	<b>M 1/2:</b> 0	<b>B 1/2:</b> 0
<b>Gar Typ:</b> Attached			<b>Baths Totals:</b>	
			5pc:0 Full:3	
			3/4:0 Half:0	

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

Legal: LOT 11 INDIGO RANCH AT STETSON RIDGE FIL NO 1.

**Exterior Amenities:**

~GARAGE AMEN: Garage Door Opener ~GARAGE REMOTES: 2 ~CONSTRUCTION: Existing Home ~AJD PARCEL FOR SALE: N  
 ~FLOOR PLAN: Ranch ~BSMT/FND: Full Basement ~STRUCTURE: Wood Frame ~SIDING: Cedar, Stone ~ROOF: Composite Shingle  
 ~WINDOW: Vinyl ~PATIO/DECK DESC: Concrete ~DRIVEWAY: Concrete ~FENCE: Rear ~OUT BLDG: Storage Shed

**Interior Amenities:**

~FIREPLACE: Main, Gas ~HEAT/AIR: Ceiling Fan, Central Air, Forced Air, Natural Gas ~ENTRY: Wood ~FLOORS: Carpet, Wood  
 ~APPLIANCES: Dishwasher, Range Oven (Gas/Elec), Refrigerator ~MISC INTERIOR: Vaulted Ceilings ~GREEN FEAT ADD: N ~MASTER  
 BED AMENITIES: Bath Adjoins ~LIVING DESC: Built-ins, Walk-out, Fireplace ~DINING DESC: Separate Dining ~DINING ATMOSPHERE:  
 Bay Window ~KITCHEN DESC: Eat-In/Country ~FAMILY DESC: Wet Bar ~LAUNDRY: Basement ~MISC ITEMS: Auto Sprinkler System,  
 Breakfast Bar, HOA Required \$, Wet Bar

**Lot Information:**

~LOT DESC: Mountain View ~LANDSCAPED: All ~UTILITY: Cable, Electricity, Telephone ~WATER: Municipal ~SANITATION: Sewer  
 ~WELL PERMIT: N

**Property Description:**

~FEE INCLUDES: Trash Removal

**Offers/Financials:**

~TERMS OFFERED: Cash, Conventional, FHA, VA ~POSS TERMS: DOD ~ASSUMABLE LOAN: N ~EQUITY:\$230,000 ~OPT NOTICES: Not Applicable ~REQ NOTICES: Not Applicable ~EXCLUSIONS: CLOTHES WASHER AND DRYER \* WINDOW DRESSING.

**Property Remarks:**

WELL MAINTAINED HOME IN INDIGO RANCH WITH VAULTED CEILINGS, CEILING FANS, CENTRAL AIR, FINISHED FULL BASEMENT, HARDWOOD FLOORS, LARGE FAMILY ROOM IN BASEMENT WITH WET BAR, BREA KFAST BAR IN KITCHEN WITH GRANITE COUNTERTOPS, AND MORE CUSTOM TOUCHES THROUGHOUT.

**CDOM:1**



