



**MLS#:** 612052  
[14475 Yoder RD](#)  
 Calhan, CO  
**Area:** C/R  
**Schedule#:** 1200000349  
**Legal Description:** TRACT IN NW4NW4 SEC 3-12-61/ PART OF SCHEDULE # 1200000349.  
**Zone:** A-35  
**Sch Dist:** Rj1-Calhan  
**Middle:** Calhan

**St: A** RES-Single Family  
**Zip:** 80808  
**BSA:**  
**Top:** 5676  
**Zone Entity:** ELP  
**Grade:** Calhan  
**High:** Calhan

**LP:** \$ 379,900  
**County:** El Paso  
**SubArea:** Calhan  
**Side:** 2223

#### Room Sizes

**Living:** 11 x 15 M  
**Dining:** 21 x 15 M  
**Kitchen:** 15 x 8 M  
**Family:** 27 x 12 B  
**Patio/Deck:** x  
**Other 1:** x  
**Other 2:** x  
**Other 3:** x  
**Office:**

#### Bedrooms

**Beds:** 5  
**MBR:** 15 x 17 M  
**2BR:** 16 x 8 U  
**3BR:** 12 x 8 U  
**4BR:** 15 x 11 B  
**5BR:** 11 x 15 B

#### Square Feet

**Total SqFt:** 3050  
**Finished SqFt:** 2755  
**Above Grade SqFt:**  
**Upper:** 490  
**Main:** 1280  
**Lower:** 0  
**% Lower Finished:** 0  
**Basement:** 1280  
**% Basement Finished:** 77  
**SqFt Source:** Assessor Records

#### Bathrooms

**Baths:** 2  
**Upper:** 1 T  
**Main:** 1 F  
**Lower:** 0 N  
**Basement:** 0 N  
**5pc:** 0  
**Full:** 1  
**3/4:** 1  
**Half:** 0  
**Rough In:**

**Year Built:** 2005

#### Other Rooms Descriptions:

**Other Room 1 Description:**  
**Other Room 2 Description:**  
**Other Room 3 Description:**

#### Exterior Amenities:

**Garage #:** 1 **Garage Type:** Detached **Construction Status:** Existing Home **Floor Plan:** 2 Story **Bsmt/Foundation:** Full Basement  
**Structure:** Log **Siding:** Log **Roofing:** Metal **Window Type:** Vinyl **Patio/Deck Description:** Covered **Drive Way:** Gravel **Fence:** All  
**Alley:** None **OutBuilding:** Barn and Stalls

#### Interior Amenities:

**Fireplace:** Stove, Wood **Heat/Air:** Ceiling Fan, Propane, Wall **Entry:** Carpet **Floors:** Carpet, Ceramic Tile **Appliances:** 220v in Kitchen, Range Oven (Gas/Elec), Self Cleaning Oven **Miscellaneous Interior:** 6-Panel Doors, Beamed Ceilings, Vaulted Ceilings **Master Bath Amenities:** Carpet, Ceramic Tile, Double Vanity, Jetted Tub **Master Bed Amenities:** Bath Adjoins, Walk-in Closet, Walk-out **Living Room Description:** Carpet **Kitchen Description:** Walk-out **Laundry Facilities:** Basement **Miscellaneous Items:** Horses (Zoned), Window Coverings

#### Lot Information:

**Acres:** 40.00 **Lot SqFt:** 1742400 **Lot Description:** 360-degree View, Meadow, Mountain View, Rural **Landscaped:** None **Street Description/Access:** County Road **Existing Utility:** Electricity, Propane **Existing Water:** Well **Sanitation:** Septic **Well Type:** Domestic **Existing Well Permit:** Y **Well Permit#:** 262193 **Wells Total:** 1

#### Property Description:

**Dues Frequency:** Not Applicable **Covenants:** N

#### Offers/Financials:

**Terms Offered:** Cash, Conventional **Possession Terms:** DOD **Earnest Money:** \$ 3,000 **Title Evidence:** Title Insurance **Assumable Loan:** N **Equity:** \$ 379,900 **Tax:** \$ 762 **Tax Year:** 2009 **Optional Notices:** Not Applicable **PPMLS Required Notices:** Not Applicable

#### Exclusions:

HANGING LIGHTS IN DR,LR, MBR \* ALL TUBULAR PANNELS \* PORTABLE BLDG FOR RABBITS AND CHICKENS.

#### Extras:

PROPANE TANK \* ELECTRIC RANGE/OVEN \* WINDOW COVERINGS \* WOOD STOVE.

#### Property Description Remarks:

BEAUTIFUL CUSTOM 2-STORY LOG HOME HAS 5 BRS \* 2 BA \* DUAL-PANE WINDOWS \* PROPANE \* WOOD AND ELECTRIC HEAT \* CUSTOM WOOD COUNTERTOPS AND CABINETS \* TILE & CARPET FLOORING \* CEILING FAN IN ALL BRS \* WOOD STOVE IN DR \* EXPOSED LOG AND SPRUCE PLANKING INTERIOR \* LARGE DECK \* 60X70 BARN + 24X32 GAR/SHOP - BOTH HAVE POWER & WATER \* 40 AC IS FENCED & CROSS FENCED W/ 4 HEATED AUTOMATIC WATERING SYSTEM FOR LIVESTOCK \* METAL ROOF ON ALL BLDGS AND MORE.

#### Property Desc Supplemental Remarks

#### Directions/Cross Streets:

HWY 24 E. THROUGH CALHAN TO HARRISVILLE RD \* E. TO SE CORNER OF HARRISVILLE AND YODER RD.

#### Sold Information:

**Sold Price :** \$  
**MLS#:** 612052

**Sold Date :**

**Sold Terms:**

**CDOM:** 142

MLS#: 612052

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