

Agent Full Report

RESIDENTIAL



MLS#: 6538947 DOM: 6 CDOM: 6
 Status: **Under Contract - Showing** 1st Right of Refusal:
 LP: \$184,500 Orig List Price: \$184,500 LP/SF: \$110
 Det Liv Qtr Incl: LBP Disc. Req: No
 3510 Queen Anne WY County: El Paso
 Colorado Springs, CO 80917 Sched#: [6327405207](#)
 Sub Area: Victoria Village Top: 4566
 Area: N/E - Northeast Side: 2566

COMMUNITY

Directions/Cross: North on Academy to Rebecca to Van Teylingen to Queen Anne Way
 School District: 11-Colorado Springs Grade School: Grant
 Middle School: Mann High School: Doherty
 Taxes: \$617 Tax Year: 2017
 Covenants: Yes Complex Name: Victoria Village
 Mgmt Name: Z & R Property Management Mgmt Phone: 719-594-0506
 HOA 1: HOA 1 Dues: \$198 Monthly
 HOA 1 Dues Include: Covenant Enforcement, Exterior Maintenance, Lawn, Maintenance, Management, Snow Removal, Trash Removal

HOA 2: HOA 2 Dues:
 HOA 2 Dues Include:
 Metro District 1: Metro Dist 1 Dues:
 MetroDist1 Dues Incl:
 Metro District 2: Metro Dist 2 Dues:
 MetroDist2 Dues Incl:
 Complex Amenities:
 Community Features:
 Pets Allowed: Pets Number: Pet Weight Limit: Pet Type:
 Pet Comments:

SQUARE FEET

Year Built: 1983 Const Status: Existing Home Est. Comp Date:
 Total Sqft: 1,682 Floor Plan: 2 Story Builder Model:
 Finished Sqft: 1,682 Unit Desc: Attached
 Abv Grd Sqft: Structure: Wood Frame
 Upper Sqft: 580 SqFt Source: Assessor Records
 Main Sqft: 551 Outbuildings:
 Lower Sqft: 0
 % Lower Fin:
 Basement Sqft: 551 Bsmt/Found: Full Basement
 % Base Fin: 100
 Patio/Deck: Patio/Deck Desc:
 Gar(Parking) #: 1 Gar(Parking) Type: Assigned Garage Remotes:
 Garage Amenities:
 Roofing: Window Type:
 Siding:
 Handicap Access:

BATHS

Baths: 4 Rough-Ins:
 Bathroom (Full): U Total Upper Bth: 2 Total 5-Piece Bth: 0
 Bathroom (3/4): B Total Main Bth: 1 Total Full Bth: 1
 Bathroom (3/4): U Total Lower Bth: 0 Total 3/4 Bth: 2
 Bathroom (1/2): M Total Basement Bth: 1 Total 1/2 Bth: 1

Master Bath Amen:

ROOMS

Beds Total: 3 Main Lvl Bed: Nc Main Beds: 0 Upper Beds: 2 Lower Beds: 0 Basement Beds: 1
 Bedroom - Master: 17x13 U
 Bedroom: 13x10 B
 Bedroom: 16x13 U
 Dining Room: 11x10 M
 Family Room: 11x10 B Carpet
 Kitchen: 14x10 M
 Living Room: 13x11 M

OTHER FEATURES

Fireplaces: Gas, Main, One
Heat/Air: Forced Air
Entry: Wood
Floors:
Misc. Interior Feat:
Misc. Items:
Rented Equipment:
Appliances: Dishwasher, Disposal, Range Oven, Range Top, Refrigerator, Washer
Laundry Facilities: Basement
Extras:
Exclusions: Microwave on Kitchen Counter, shelves on wall in both bedrooms and all Seller's personal property

LOT

Legal Desc: LOT 235 BLK 1 VICTORIA VILLAGE SUB COLO SPGS
Restrictions:
Zoning: PUD Zoning Entity: El Paso County
Acres: 0.0146
Lot Sqft: 638 Lot Location:
Lot Desc: Level
Adj Parcel Avail:
Street Desc:
Driveway: Alley: None
Fence: Landscape: All

UTILITIES AND ENERGY

Well Total: Well Permit: No Well Permit #:
Well Type:
Existing Water: Municipal
Sanitation: Sewer
Existing Utilities: Electricity, Natural Gas, Telephone
HERS Year Certified: HERS Score: HERS Rating:
ENERGY STAR Year Certified: ENERGY STAR Qualified New Home: LEED Year Certified:
LEED for Homes: NAHB/NGBS-ICC 700 Year Cert: NAHB/NGBS-ICC 700:
Solar PV Year Install: Solar PV Kilowatts: Solar PV:
Solar Thermal Year Installed: Solar Thermal:
Green Feature Addm Uploaded: Solar Thermal Type:

PROPERTY REMARKS

Property Description Remarks:

Welcome to this two story town home with a finished basement that is located in a well-cared for Community that features a pool as well as in a fantastic location, near shopping, military bases and Palmer Park which offers great trails for hiking! Entering this lovely home you will notice the stone fireplace and the homey feel of the living room. Just steps away is the kitchen and dining area giving you a great area to entertain your family and friends. The kitchen features NEW counters, all appliances and plenty of

Supplemental Remarks:

cabinet space. Upstairs includes the master bedroom with master bath and a second master bedroom and full bath!The lower level you will find it set up like a Studio Apartment with a 2nd living room, another non-conforming room that can be used as a bedroom and additional bathroom. Don't miss out on this well maintained home! Great home for that first time home buyer! This home is a MUST see!

TERMS

Terms Offered: Cash, Conventional, FHA, VA
Possession Terms: Negotiable/TBD Possession Date: EM Promissory Note Accepted:
Earnest Money: \$2000 Earnest Money Holder: THE PLATINUM GROUP REALTORS
Title Company: Title Evidence:
Assumable Loan: No Current Appraisal:
Assumption Info: Existing Loan: 2nd Mortgage:
Loan Balance: Payment: Payment Incl: Interest:
Notices: Not Applicable

COOP/COMPENSATION

Listing Office: [The Platinum Group](#)
Office Ph: (719)536-4444 Office Fax: (719)536-4451
Listing Agent: [Thomas Downing ABR](#) tom@tdowninghomes.com
LA Phone: (719)536-4444 LA Fax: (719)536-4451 LA Add'l Phone: (719)291-5874
Appt Cont: THE PLATINUM GROUP REALTORS 719-536-4444
Builder Name:

Incentives:

TA: ERS VR: N SL: FS TB: 3 % BA: 3 %
Photo: AGR VOW: Y Elec Ad: Y Blog: N AVM: N Display Address: Y

Seller Name: SSA Signed By Seller: N

Occupied: Key: SentriLock Key Box

Show Instruct: Appointment Only

SHOW/AGENT REMARKS

Showings starts Friday, August 10th at 10am until Monday, August 13th at 3pm. Seller reserve right to accept Strong offer before Monday, August 13th. Please provide with OFFER a Lender Letter with contact information. Brand NEW carpet remove shoes inclement weather, lights off, lock up and leave card on kitchen counter. Questions about home, please call Tom Downing at 719-291-5874. Agent to verify all measurements.

SOLD INFORMATION

Selling Office:

Selling Office Ph: Selling Office Fax:

Selling Agent:

SA Phone: SA Fax: SA Add'l Phone:

Sold Concessions:

Qty Below Grade: Sold Terms:

Sold Remarks:

Pers Prop Incl:

List Date: 07/27/18 Pending Date: Under Contract Date: 08/13/18

Under Contract Short Sale Date: 1st Right of Refusal Date:

Sold Price: SP/LP: SP/SF: Original LP: \$184,500

Sold Date: DOM: 6 CDOM: 6 MLS#: 6538947