

Customer Full Report w/photos

RESIDENTIAL



MLS#:	7285797	CDOM:	21	Single Family
Status:	Active	1st Right of Refusal:	N	SSA Signed By Seller: N
LP:	\$2,700,000			LP/SF: \$314
Det Liv Qtr Incl:				LBP Disclosure Req: No
1830 Preserve DR				County: El Paso
Colorado Springs, CO		80906-6903		Sched#: 7426202007
Sub Area:	Stratton Preserve			Top: 4444
Area:	S/W - Southwest			Side: 2788

COMMUNITY

Directions/Cross: From HWY 24, take 21st street south, then west onto Preserve Drive. House will be on the right

School District:	12-Cheyenne Mountain	Grade School:	
Middle School:	Cheyenne Mountain	High School:	Cheyenne Mountain
Taxes:	\$11,925	Tax Year:	2017
Covenants:	Yes	Complex Name:	
Mgmt Name:	Warren Management	Mgmt Phone:	719-534-0266

HOA 1: HOA 1 Dues Include: Covenant Enforcement, Management, Snow Removal, Trash Removal, Other HOA 1 Dues: \$210 Monthly

HOA 2: HOA 2 Dues Include: HOA 2 Dues: Monthly

Metro District 1: MetroDist1 Dues Incl: Metro Dist 1 Dues:

Metro District 2: MetroDist2 Dues Incl: Metro Dist 2 Dues:

Complex Amenities: Gated Community

Community Features:

Pets Allowed:	Pets Number:	Pet Weight Limit:	Pet Type:
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Pet Comments:

SQUARE FEET

Year Built:	2003	Const Status:	Existing Home	Est. Comp Date:	
Total Sqft:	8,610	Floor Plan:	1.5 Story	Builder Model:	
Finished Sqft:	7,032	Unit Desc:			
Abv Grd Sqft:	4,665	Structure:	Framed on Lot, Wood Frame		
Upper Sqft:	806	SqFt Source:	Assessor Records		
Main Sqft:	3,859	Outbuildings:			
Lower Sqft:	0				
% Lower Fin:					
Basement Sqft:	3,945	Bsmt/Found:	Full Basement		
% Base Fin:	60				
Patio/Deck:	25 x 14	Patio/Deck Desc:	Concrete, Covered, See Prop Desc Remarks		
Gar(Parking) #:	4	Gar(Parking) Type:	Attached, Detached	Garage Remotes:	2
Garage Amen:	Garage Door Opener				
Roofing:	Tile	Window Type:	Wood		
Siding:	Stucco				
Handicap Access:					

BATHS

Baths: 7		Rough-Ins:	
Bathroom (5pc):	M	Total Upper Bth:	1
Bathroom (Full):	B	Total Main Bth:	3
Bathroom (3/4):	U	Total Lower Bth:	0
Bathroom (3/4):	B	Total Basement Bth:	3
Bathroom (1/2):	B		
Bathroom (1/2):	M		
Bathroom (1/2):	M		

Master Bath Amen: Bidet, Ceramic Tile, Double Vanity, Free-standing Shower, Tub

ROOMS

Beds Total: 5	Main Lvl Bed: Yes	Main Beds: 1	Upper Beds: 1	Lower Beds: 0	Basement Beds: 3
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Bedroom - Master:	29x35	M	Bath Adjoins, Carpet, Dressing Area, Fireplace, Sitting Area, Walk-in Closet, Walk-out
Bedroom:	15x14	B	
Bedroom:	13x18	B	Bath Adjoins
Bedroom:	12x12	B	
Bedroom:	13x25	U	Bath Adjoins, Sitting Area, Walk-in Closet
Dining Room:	17x13	M	Dining Area, Formal, French Doors
Family Room:	17x17	M	Bookcases, Walk-out, Wood
Kitchen:	18x16	M	Counter Bar, Gourmet, Island, Wood

Living Room:	19x22	M	Carpet, Fireplace, Great Room
Office:	12x14	M	
Other Room:	8x10	M	2nd Dining Room

OTHER FEATURES

Fireplaces:	Basement, Gas, Lower, Main, See Prop Desc Remarks
Heat/Air:	Central Air, Natural Gas
Entry:	Covered, Double Doors, Natural Stone
Floors:	Ceramic Tile, Natural Stone, Wood
Misc. Interior Feat:	6-Panel Doors, 9Ft + Ceilings, Crown Molding, French Doors, Vaulted Ceilings
Misc. Items:	Auto Sprinkler System, Breakfast Bar, Central Vacuum, Electric Gate, HOA Required \$, Home Theatre, Humidifier, Kitchen Pantry, Secondary Suite w/in Home, Security System, Wet Bar, Window Coverings
Rented Equipment:	
Appliances:	220v in Kitchen, Dishwasher, Disposal, Gas Grill, Gas in Kitchen, Kitchen Vent Fan, Microwave Oven, Range Oven, Refrigerator, Self Cleaning Oven
Laundry Facilities:	Electric Hook-up, Main
Extras:	
Exclusions:	Washer & Dryer, Freezer in the garage

LOT

Legal Desc:	LOT 25 STRATTON PRESERVE FIL NO 1 CO SPGS		
Restrictions:			
Zoning:	PUD	Zoning Entit	Colorado Springs
Acres:	1.4400		
Lot Sqft:	62,726	Lot Location:	Near Park, Near Schools
Lot Desc:	City View, Sloping, Trees/Woods		
Adi Parcel Avail:			
Street Desc:	Private Road		
Driveway:	Concrete	Alley:	
Fence:	All		
Landscape:	All		

UTILITIES AND ENERGY

Well Total:	Well Permit:	No	Well Permit #:
Well Type:			
Existing Water:	Municipal		
Sanitation:	Sewer		
Existing Utilities:	Cable, 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:

Former Nichols & Comito Model Home w/all the bells & whistles. Sound system, copper gutters, tile roof w/natural cedar eaves w/corbels, travertine foyer & entry hall, wide-plank hardwood floors, 5 fireplaces, 8 sets of French doors that open to covered patios, plantation shutters thru-out, impeccable chandeliers & detailed ceiling treatments to include wooden, coved, barreled & beamed. Plus there's a handsome main level office & a main level master suite w/fireplace, lavish bathroom, 2 walk-in closets & patio access.

Supplemental Remarks:

The focal point of the home is the great room that boasts a stone fireplace, a 20' wood beam ceiling w/iron chandelier & two sets of French doors that open to the covered back patio. The back patio has an 18' wood ceiling w/ceiling fan, a gas fireplace & a bar area w/built-in gas grill & frig...perfect for entertaining. The truly gourmet kitchen features a big center island, casual dining area, built-in desk area, walk-in pantry, wide-plank flooring, beamed ceiling & slab granite countertops. Kitchen appliances include a Wolf stove w/griddle, 6 gas burners & 2 ovens. Off the kitchen there is a wet bar w/frig & wine cooler (this wet bar is also accessed from the great room.) The kitchen also has a butlers pantry w/2nd dishwasher. The kitchen opens to the family room which offers deck access, a stone fireplace flanked by built-ins & a rare pecky cypress wood ceiling w/beams. Like to entertain? The formal dining room has wide-plank wood floors & two sets of French doors that open to the covered front patio. Over the garage, there is a 2nd bedroom suite w/sitting room, wet bar & a private covered patio. The walkout lower features a deluxe tiled wet bar w/frig, a wine cellar, media room & a rec rec room w/stone fireplace & French doors to another patio.

TERMS

Terms Offered:	Cash, Conventional		
Possession Terms:	Negotiable/TBD	Possession Date:	EM Promissory Note Accepted: N
Earnest Money:	\$35000	Title Evidence:	Title Insurance
Assumable Loan:	No	Current Appraisal:	
Assumption Info:		Existing Loan:	2nd Mortgage:
Loan Balance:	Payment:	Payment Incl:	Interest:

Notices: Not Applicable

SOLD INFORMATION

Sold Price: Sold Date: Sold Terms: CDOM: 21
MLS#: 7285797 1830 Preserve DR Colorado Springs, CO 80906-6903 LP: \$2,700,000



Front of home with wrap around verandas, cedar eaves with corbels and a stamped concrete driveway.



Front door



Front porch



Impressive foyer with travertine floors, hand textured walls and double coat closet.



Foyer opens to Living Room



Stunning living room with beamed ceiling, French doors & stone fireplace. Note, to the left there is wet bar with slab granite counters, refrigerator & a wine cooler.



Living Room



Fabulous dining room with wide plank distressed floors, French doors and a covered ceiling with indirect lighting. Next to the dining room there is a butler's pantry with slab granite counter & dishwasher.



Kitchen



Kitchen



The kitchen opens to this family room with wide-plank hardwood floors, fireplace and a beamed pecky cypress ceiling.



Casual Dining Area off Kitchen and Family Room



Wet bar between Kitchen and living room



Butler's pantry off dining room and kitchen



Carved French doors lead to the main level office



Main level office



Master Bedroom



Entrance Hallway with barrel ceiling that leads to the Master Suite



Master Bathroom



Master Bathroom



Powder Room



Lower Level Rec Room



Lower Level Theater Area off Rec Room



Lower Level Wet Bar



Lower level guest bedroom



Lower level guest bathroom



Lower level guest bedroom



Lower level guest bathroom



Upper level guest suite with sitting room, bedroom and bathroom. Note, the sitting area has a covered, private patio and a wet bar.



Wet bar area that is part of the sitting room in upper level guest suite.



Bedroom in guest suite



Bathroom in Guest Suite



Back patio with fireplace and kitchen area with built-in grill & frig.



Back patio



Backyard

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Search Criteria

Status is one of 'Active', 'ACT 1st Rgt-Showing', 'UC Short Sale - Showing', 'Under Contract - Showing'

List Agent MUI is 1486458

Co List Agent MUI is 1486458

Selected 1 of 19 results.