

Historic, but...

403 Washington Ave.

Brand New!

Manitou Springs, CO 80829

Listing Price:
\$248,900

This is NOT a "Fix 'n Flip!"



1069 SF Main +
420 SF Basement

“New” Historic Manitou Bungalow— Built 1924—Rebuilt 95% 2009

- ◆ **Total SF:** 1,069 main + 420 Bsmnt.
- ◆ **Finished SF:** 1,410 SF
- ◆ **Total Lot SF:** 2,4187 SF
- ◆ **Parcel Number:** 74054-36-026
- ◆ **Zoning:** Gr—Manitou
- ◆ **Taxes (2009):** \$ 310.52
- ◆ **Earnest \$:** \$2,000
- ◆ **Year Built:** 1924 and 2009!
- ◆ **Great Manitou Springs location near Memorial and 7-Minute Spring Parks.**
- ◆ **MLS#: 683961**
- ◆ **See: 403Washington.com**

This Lovingly reconstructed Historic Manitou property has been 95% redone to Current 2009 Code throughout. It is now a highly energy efficient and cozy rancher with 2 BR, 1 BA, 1-car garage, 1/2 block from Memorial Park and 7-Minute Spring. 1 block to freeway:

- Zero maintenance yard and no driveway to shovel!
- Beautifully finished inside, it has bull nose drywall, new high efficiency windows, hardwood flooring and new carpet and ceramic tile, high ceilings.
- ALL new stainless steel kitchen appliances, maple cabinets, dishwasher and pantry and closet. Separate laundry/mud room with washer and dryer & sink.
- Bathroom has double sink vanity, separate shower and jetted tub, operating skylight radiant in-floor gas heat. It has new 150 amp electric.
- Full details and pictures on website and MLS.

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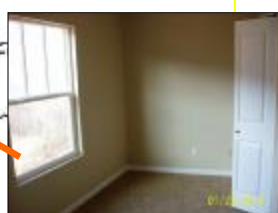
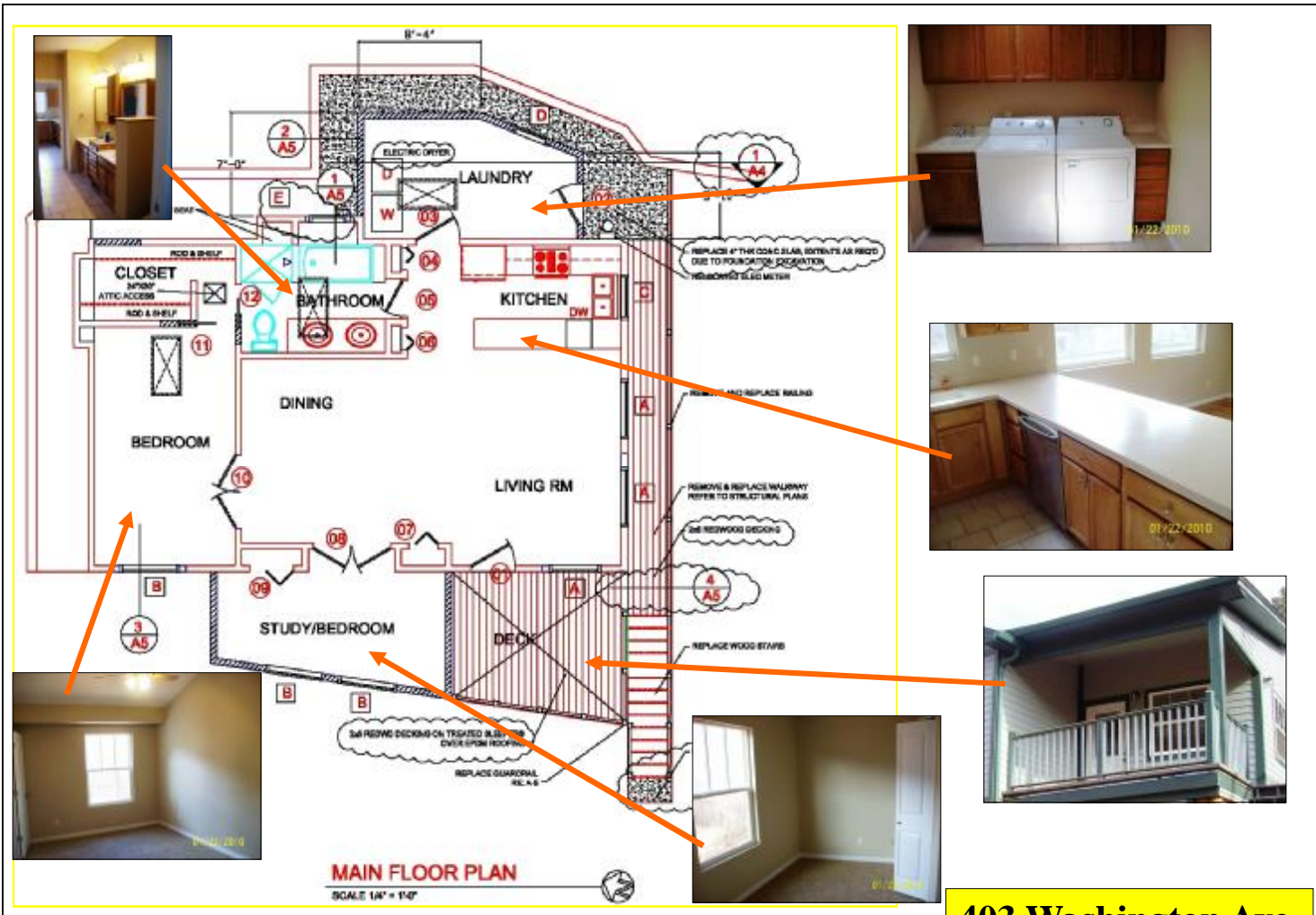
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Weichert Commercial Affiliates - Colorado Springs, Colorado



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