



MLS#: 545428 **St:** A RES-Single Family **LP:** \$ 279,900
506 Argus DR **County:** El Paso
 Colorado Springs, CO **Zip:** 80906
Area: S/W **BSA:** **SubArea:** Skyway Park
Schedule#: 7423204008 **Top:** 4444 **Side:** 2778
Legal Description: Lot 4 Blk 4 Skyway Park Sub Fil 7
Zone: R-1-6000 **Zone Entity:** COS
Sch Dist: 12-Cheyenne Mounta **Grade:** Cheyenne Mountain
Middle: Cheyenne Mountain **High:** Cheyenne Mountain
Directions/Cross Streets: From 21st Street, West on Argus, Right on Orion, Left on Argus to property

[Pictures](#)

Living: 17 x 18 M	Beds: 3	Total SqFt: 1444	Baths: 2
Dining: 10 x 12 M	MBR: 12 x 13 M	Finished SqFt: 1444	Upper: 0 N
Kitchen: 12 x 12 M	2BR: 11 x 12 M	Above Grade SqFt:	Main: 2 FH
Family:	3BR: 11 x 14 M	Upper: 0	Lower: 0 N
Patio/Deck: x	4BR:	Main: 1444	Basement: 0 N
Other 1: x	5BR:	Lower: 0	5pc: 0
Other 2: x		% Lower Finished: 0	Full: 1
Other 3: x		Basement: 0	3/4: 0
Office:		% Basement Finished: 0	Half: 1
Gar #: 2 Carport		SqFt Source: Assessor Records	Rough In:
Year Built: 1959			

Exterior, Interior, Lot Information, Property Description, Offers/Financials

Construction Status: Existing Home **Floor Plan:** Ranch **Bsmt/Foundation:** Not Applicable **Structure:** Wood Frame **Fireplace:** Main, One, Wood
Heat/Air: Baseboard, Hot Water **Appliances:** 220v in Kitchen, Countertop System, Dishwasher, Disposal, Kitchen Vent Fan, Range Oven (Gas/Elec),
 Refrigerator, Self Cleaning Oven **Acres:** 0.21 **Lot SqFt:** 9375 **Lot Description:** City View, Mountain View, Sloping, Trees/Woods **Landscaped:** All
Existing Utility: Cable, Electricity, Natural Gas, Telephone **Existing Water:** Municipal **Sanitation:** Sewer **Dues Frequency:** Not Applicable
Covenants: N **Occupied:** Owner **Terms Offered:** Cash, Conventional, FHA, VA **Possession Terms:** DOD **Earnest Money:** \$ 3,000 **Tax:** \$ 1,190
Tax Year: 2008 **Mandatory Disclosures:** Not Applicable

Exclusions:

Extras:

Property Description Remarks:

Immaculately and newly updated and decorated, this 1444 SF brick-faced 1959 rancher is in a desirable Skyway Park area just off Bear Creek Park. Owners have completely redone and modernized the interior look of this home in the past two years and added features like a jetted tub/shower in the bathroom, new entry, new kitchen cabinets and ceramic tile work.

Office ID#: 00001893	Trent Real Estate Group	(719)630-1600	Fax: (719)630-7905
Salesman ID#: 010730	Charles W. Armstrong	(719)231-3545	Add'l Ph: (719)630-1600
Salesman Email:	spacemanitou@yahoo.com	Co-List Email:	
Salesman Fax:	(719)630-7905	Co-List Fax:	
Co-List ID#:			Add'l Ph:
TB: %,3.0	BA: %,3.0	TA: ERS	Range:
Key: RSC Infrared Lock Box	Photo: Realtor Submitted	SL: FS	Elect Ad: A
Appt Cont: Trent Real Estate Group @ 719-630-1600		Var: N	
Show Inst: Appointment Only		Incentives:	
Show/Agent Remarks: Call listing office to schedule appt. Easy to show			
MLS#: 545428	DOM: 8	CDOM: 8	
Orig LP: \$ 279,900	Sold Price: \$	Sold Date:	

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Property Details Report
506 Argus Dr Colorado Springs, CO 80906-1008
El Paso County

Owner Info:

Parcel/Tax ID:	74232-04-008	Mailing Zip4:	1008
Owner Name:	Cullan Stephanie M	Legal Description:	Lot 4 Blk 4 Skyway Park Sub Fil 7
Owner Name 2:	Cullan Andrew P	Lot Number:	4
Mailing Address:	506 Argus Dr	Block ID:	4
Mailing City State:	Colorado Springs CO	Twn/Rng/Sec:	146723
Mailing Zip:	80906	Neighborhood Code:	30

Location Info:

Lot Acres:	.2152	Panel Date:	03/17/1997
Lot Sq Ft:	9,375	Flood Zone Code:	X
Subdivision:	Skyway Park Flg 07	Zoning:	R1-9 Hs
Census Block:	25.01	County Use Code:	Single Family Resid
Carrier Route:	C027	Universal Land Use:	SFR
Flood Zone Panel:	0800600728F		

Tax Info:

Tax ID:	74232-04-008	Levy Year:	2008
Tax Year:	2007	Market Value - Land:	\$90,000
Tax:	\$1,197	Market Value - Imp:	\$154,915
Tax District:	GB2	Market Value - Total:	\$244,915

Characteristics:

Year Built:	1959	Porch:	Porch
First Floor Area:	1444	Roof Type:	Gable
Above Grade Sq Ft:	1444	Roof Material:	Asphalt Shingle
Garage Type:	Carport	Interior Wall:	Interior Wall
Style:	Ranch	Exterior:	Brick Veneer
Gross Bldg less Garage:	1,444	Floor:	None
Construction:	Masonry	Foundation:	Concrete
Full Baths:	2	Heat Type:	Hot Water Steam
Total Baths:	2	Total Units:	1
Bedrooms:	3	Stories:	1
Total Rooms:	5		

Last Market Sale:

Recording Date:	02/21/2007	Deed Type:	Warranty Deed
Settle Date:	02/19/2007	Buyer Name:	Cullan Stephanie M
Sale Price:	\$245,000	Buyer Name:	Cullan Andrew P
Document No:	23496	Seller:	Bufkin Bradley T & Kimberly L

Sales History:

Recording Date:	02/21/2007	04/18/2003	12/26/2002	08/28/2001
Sale Price:	\$245,000	\$220,000		\$196,000
Nominal:			Y	
Buyer Name:	Cullan Andrew P & Stephanie M	Bufkin Bradley T & Kimberly L	Keating William J & Patricia A	Keating William J
Seller Name:	Bufkin Bradley T & Kimberly L	Keating William J & Patricia A	Keating William J	Cain Tracie A
Document No:	23496	80653	229866	125202
Document Type:	Warranty Deed	Warranty Deed	Quit Claim Deed	Warranty Deed

Mortgage History:

Mortgage Date:	02/05/2008	02/21/2007	02/21/2007	04/18/2003
Mortgage Amt:	\$226,000	\$196,000	\$24,500	\$176,000
Mortgage Lender:	Homecomings Fin'l Llc	Homecomings Fin'l Llc	Homecomings Fin'l Llc	Ctx Mtg Co Llc
Mortgage Type:	Conventional	Conventional	Conventional	Conventional

Courtesy of Chuck Armstrong
Pikes Peak REALTOR® Services Corp.

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