

Guidotti, Wendilyn

Subject: FW: Information for City Council packets
Attachments: Opinion of Value - 2.21.13 (Planning Commission).pdf; Sundown North Market Status - Mar 2014 thru Mar 2015 - 3.4.14 REMAX.pdf; Sundown North Market Status - Oct 2013 thru Oct 2014 -10.30.14 REMAX.pdf; 6625 Whereabout Court - Sale Comp (Bill Sheridan).pdf

From: Andrew Checkley [mailto:acheckley@mlpllc.com]
Sent: Thursday, March 05, 2015 7:49 AM
To: Wysocki, Peter; Gendill, Michael
Cc: Greg O'Boyle; Jean Arnold; SDexter@lathroppage.com
Subject: Information for City Council packets

Peter,

In addition to the Economic study done by CBRE submitted yesterday we would like the following items submitted to council with a brief description:

1. **Original Opinion of Value from Bill Park & Associates** by W. D. Park, MAI, SR - Certified General Appraiser, #CG01313122 (provided to Planning Commission and City Council at the last hearing)
2. **Sundown North Market Status** – 12mnths as of November 2014 by Gloria Stivala REMAX Advantage
3. **Sundown North Market Status** – 12mnths as of March 2015 by Gloria Stivala REMAX Advantage
4. **Sale Notice 6625 Whereabout Court (Bill Sheridan's former home)** – by Jennifer Montoya Coldwell Banker

I have a few City related items to follow that we need to include in packets as well.

Andrew Checkley
MLP Management, LLC
President
1242 Strassner Drive
St. Louis, MO 63144

314-983-9500 ext. 207
314-983-9510 fax



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February 20, 2013

Dear Mr. Checkley

It is the purpose of this letter to provide you with our professional opinion regarding specific real estate value issues around the Dublin Terrace town homes located in Colorado Springs, Colorado.

In summary, there are several newly constructed units in the Dublin Terrace town home complex built with an elevation that is approximately 7 feet higher than should have been allowed by code. You have requested that I provide you an opinion regarding the following:

- A. Any diminution in value to adjacent, single family residential properties on Whereabouts Court.
- B. How these issues have impacted the market within the complex itself.

Regarding the diminution in value to the single family residence, it is my conclusion there is no basis for any value diminution. The development was approved by the city of Colorado Springs and the requisite planning authority. The property owners adjacent had adequate opportunities to voice their dissenting opinions at public planning meetings held after appropriate public notice. The supposed diminution in value is claimed because of the increased height of the buildings. It is our opinion that even if the units were built 7 feet lower in height these properties would have their views obstructed to the same degree. It is our opinion that is no supportable diminution in value resulting from this construction issue.

Secondly, we have been asked to analyze the market within the complex. In the past two years there have been numerous units in the overall project that have sold. In 2011

there were 17 sales. In 2012 there were five sales, only one of which occurred after April of 2012. The issue with the height of the buildings became public knowledge sometime mid 2012. This indicates there was a relatively active market in 2011 and in the first few months of 2012. Only one sale has transpired since this issue came to the public's attention. Another negative value issue may result from more difficult or even lack of available financing because of the insolvency of the current Home Owners Association. Typically VA will not loan properties where either the developer (receiver) is in control of the HOA or if there are legal issues or insolvency. If VA determines that the HOA doesn't meet their standards there would be no VA financing available for purchases. In our market this would have considerable negative impact.

We conclude that there has been diminished marketability within the complex; however, no specific value diminution has been estimated.

If you have any further questions don't hesitate to call.

Thank you,

A handwritten signature in blue ink that reads "W.D. Park". The signature is written in a cursive, flowing style.

W. D. Park, MAI, SRA
Certified General Appraiser, #CG01313122
President/Park & Associates, Inc.

Attachment 2. Sundown North Market Status

Sundown North Market Status for 10/2013 to 10/2014

Summary:

Since October 2013, twenty-eight properties have sold in Sundown North with 19 selling in the past 180 days. The market has improved significantly in Colorado Springs overall within the past 6 months.

Sale Prices in Sundown North ranged between \$160,000 – to \$230,000 depending on total square footage. The average Sales price to List price ratio for Sundown North has been 99.27% for the past year.

Square footage for sold properties ranged between 1020 square feet to 2591 square feet. The average sales price per square foot in Sundown was between \$109 to \$110 per square foot.

Out of the 28 properties that sold during the past year, three were located on Many Springs Drive and one was located on Whereabout.

There is currently one property pending sale at 5667 Many Springs Dr. This property is listed at \$205,000 (final sales price not disclosed until after closing). The Real Estate Assessor value for this property is \$169,342.00.

There is also one Active property in Sundown North located at 6680 Bear tooth Dr, listed at 214,900, Real Estate Value: \$172,893

How do sales in Sundown North overall compare to homes sold on Whereabouts and Many Springs?

	Sundown	Smaller segment
Avg number of bedrooms:	4	4
Avg Number of Baths:	3	3
Avg Square Footage:	1907	1816
Avg List Price:	202,783	194,950
Avg List price per sq ft:	110	116
Avg Sold price per sq ft:	109	116
Avg Sold price:	201,371	194,875
Avg Ratio Sales/List price:	99.27	99.95
Days on market:	47	68
Avg Year built:	2009	2000

Based on this chart the homes in the smaller segment are faring better than the overall Sundown North Market. The homes are smaller and older but selling close list price or over.

Sold Properties:

5548 Many Springs Dr. MLS# 6762714 listed for \$199,900. List price per sq ft was \$102.00. It only had 1335 finished square footage with an unfinished basement. This property closed on 8/7/14 for \$198,500. The days on Market were 68 days. Real Estate Assessor value for that property was \$182,249 at the time. The seller purchased this property in 11/2005 for 197,900.

5531 Many springs Dr, MLS# 4691608 listed for \$164,000 because it only has 1020 square feet total. Property was listed at \$162.00 per sq ft which is very high for the area. Property closed on 8/20/14 for full list price. The days on market were 4 days. Real Estate Assessor value was \$167,909 at the time. Seller purchased in 12/2007 for 159,900.

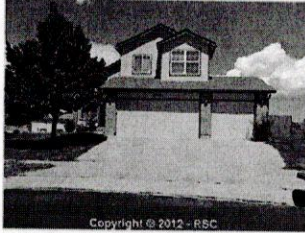
5707 Many Springs DR, MLS # 5480334 listed for \$189,900. List price per sq ft was \$112.00. It only had 1315 sq ft finished with an unfinished basement. Property closed on 8/27/14 for over list price at \$192,000. The days on market were 29 days. Real Estate Value was \$168,921. Seller paid \$151,500 in 4/09.

6625 Whereabout Ct, MLS# 711242, Listed for 225,000. List price per sq ft \$87.00. Finished sq ft: 2591. Property closed on 3/12/14 for list price at \$225,000 Days on Market were 169 days. Real estate assessor value was \$221,340 at the time. Seller paid \$225,000.00 in 7/2003. One of the reasons for the delayed sale for this home could have been the turquoise carpet. Hard to sell taste specific detailed homes.

6640 Whereabout Ct, MLS#755093, Listed for 248,000. List price per sq ft \$96.00. Finished sq ft: 2546. Property closed on 10/12 for \$245,000. Days on Market were 70 days. Real Estate assessor value was \$205,710.00 at the time. Seller paid \$202,000. In 11/2003.

Residential Property Customer Full Report

Customer Full Report



MLS#: **755093** CDOM: **70**
 Status: **Sold** SSA Signed By Seller: **N**
 LP: **\$248,000** 1st Right of Refusal: **N**
 Det Liv Qtr Incl:
6640 Whereabout CT
Colorado Springs, CO **80923-5184**
 Sub Area: **Sundown North**
 Area: **N/E - Northeast**

RESIDENTIAL

Single Family
 LP/SF: **\$96**
 County: **El Paso**
 Sched#: **6312405009**
 Top: **4667**
 Side: **2455**

COMMUNITY

Directions/Cross: **Powers & Dublin**
 School District: **11-Colorado Springs** Grade School: **Freedom**
 Middle School: High School:
 Taxes: **\$1,093** Tax Year: **2011**
 Covenants: **Yes** Complex Name:
 Association Dues: **\$0** Dues Frequency: **Not Applicable**
 HOA Phone: HOA Name:
 Mgmt Phone: Mgmt Name:
 Fee Includes:
 Complex Amen:

SQUARE FEET

Year Built: **1999** Const Status: **Existing Home** Est. Comp Date:
 Total Sqft: **2,591** Floor Plan: **2 Story** Builder Model:
 Finished Sqft: **2,546** Unit Desc:
 Abv Grd Sqft: Structure: **Wood Frame**
 Upper Sqft: **736** SqFt Source: **Assessor Records**
 Main Sqft: **947** Outbuildings:
 Lower Sqft: **0** Bsmt/Found: **Full Basement, Slab**
 % Lower Fin: **0** Patio/Deck Desc: **Concrete, Wood Deck**
 Basement Sqft: **908**
 % Base Fin: **95**
 Patio/Deck:
 Gar (Parking) #: **3** Gar(Parking) Type: **Attached** Garage Remotes: **2**
 Garage Amen:
 Roofing: **Composite Shingle** Window Type: **Vinyl**
 Siding:
 Handicap Access:

BATHS

Baths: **4** Rough-Ins:
Bathroom (5pc): U Total Upper Bth: **2** Total 5-Piece Bth: **1**
Bathroom (Full): U Total Main Bth: **1** Total Full Bth: **1**
Bathroom (3/4): B Total Lower Bth: **1** Total 3/4 Bth: **1**
Bathroom (1/2): M Total Basement Bth: **1** Total 1/2 Bth: **1**
 Master Bath Amen: **Double Vanity, Free-standing Shower, Tub**
 Laundry Facilities: **Main**

ROOMS

Beds Total: **4** Main Lvl Bed: **No**
 Bedroom: **11x10 U**
 Bedroom: **10x10 U**
 Bedroom: **13x9 B**
 Bedroom - Master: **17x11 U Carpet, Walk-in Closet**
 Dining Room: **14x11 M KIT/DR Combo**
 Family Room: **17x15 M Entertainment Center, Fireplace, Walk-in Closet, Wood**
 Kitchen: **11x11 M Counter Top-Tile, Island**
 Living Room: **14x12 M See Remarks, Wood**
 Other Room: **32x15 B**

OTHER FEATURES

Fireplaces: **Gas, Main**

Heat/Air: **Ceiling Fan, Forced Air**
 Entry:
 Floors: **Carpet, Wood Laminate**
 Misc. Interior Feat: **Great Room, Vaulted Ceilings**
 Misc. Items: **Auto Sprinkler System, Security System, Window Coverings**
 Rented Equipment:
 Appliances: **Dryer, Disposal, Dishwasher, Refrigerator, Range Oven (Gas/Elec), Self Cleaning Oven, Washer**
 Extras: **Washer, Dryer, Refrigerator.**
 Exclusions: **Personal Property**

LOT

Legal Desc: **Lot 34 Sundown North Sub Fil No 7**
 Zoning: **R1-6** Zoning Entity **El Paso County**
 Acres: **0.280**
 Lot Sqft: **12,232** Lot Location: **Near Park**
 Adi Parcel Avail: **No**
 Lot Desc: **Backs to Open Space (OS), Cul-de-sac, Mountain View, Sloping**
 Street Desc:
 Driveway: **Concrete** Alley: **None**
 Fence: **Rear**
 Landscape:

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: **No**
 ENERGY STAR Year Certified: ENERGY STAR Qualified New Home **No** LEED Year Certified:
 LEED for Homes: **No** NAHB/NGBS-ICC 700 Year Cert: NAHB/NGBS-ICC 700: **No**
 Solar PV Year Install: Solar PV Kilowatts: Solar PV: **No**
 Solar Thermal Year Installed: Solar Thermal: **No**
 Green Feature Addm Uploaded: **No** Solar Thermal Type:

PROPERTY REMARKS

Property Description Remarks:
This beautiful 4 beds/3.5 baths with 3 cars garage, finished basement,two story home is located in a cul de sac. Huge back yard, wide open view with deck and patio great for gathering. This home features new laminate wood throughout basement and main floors. Spacious great room with big screen TV projector and build-in bookcases, 5 pieces bath, center island, gas fireplace, walk-in closet. New carpet and newer paint. Move in ready!

Supplemental Remarks:

TERMS

Terms Offered: **Cash, Conventional, FHA, VA**
 Possession Terms: **DOD** Possession Date: EM Promissory Note Accepted: **N**
 Earnest Money: **\$2500** Title Evidence:
 Assumable Loan: **No** Current Appraisal:
 Assumption Info: Existing Loan: **No** 2nd Mortgage: **No**
 Loan Balance: Payment: Payment Incl: Interest:
 Notices: **See Show/Agent Remarks**

SOLD INFORMATION

Sold Price: **\$245,000** Sold Date: **10/11/12** Sold Terms: **FHA** CDOM: **70**
 MLS#: **755093**

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6640 Whereabout Ct, Colorado Springs, CO 80923-5184, El Paso County

Owner Information

Owner Name:	Stewart Benjamin W	Owner City & State:	Colorado Springs, CO
Owner Name 2:	Stewart Kathy Lee A	Owner Zip:	80923
Tax Billing Address:	6640 Whereabout Ct	Owner Zip + 4:	5184

Location Information

Subdivision:	Sundown North Sub Fil 7	Neighborhood Code:	89-89
School District Name:	Colo Spgs School No 11	Township:	13
Carrier Route:	C063	Range:	66
Zoning:	R1-6 DF AO	Section:	12
Elementary School District:	Freedom	Census Block:	47.05
Market Area:	40 J3		

Tax Information

Tax ID/Acct #:	63124-05-009	Tax Area:	FB9
Alt Tax ID/Acct #:	6312405009	Lot # :	34
% Improved:	82%		
Legal Description:	LOT 34 SUNDOWN NORTH SUB FIL NO 7		

Assessment & Tax

Levy Year	2014 - Preliminary	2013	2012	2011
Assessed Value - Total	\$16,370	\$16,370	\$16,880	\$16,880
Assessed Value - Land	\$3,020	\$3,020	\$3,020	\$3,020
Assessed Value - Improved	\$13,350	\$13,350	\$13,860	\$13,860
Market Value - Total	\$205,710	\$205,710	\$212,072	\$212,072
Market Value - Land	\$38,000	\$38,000	\$38,000	\$38,000
Market Value - Improved	\$167,710	\$167,710	\$174,072	\$174,072
YOY Assessed Change (\$)	\$0	-\$510	\$0	
YOY Assessed Change (%)	0%	-3.02%	0%	

Levy Year	Total Tax	Change (\$)	Change (%)
2011	\$1,093		
2012	\$1,085	-\$8	-0.77%
2013	\$1,066	-\$19	-1.71%

Characteristics

Land Use - County:	Single Family Resid	Total Rooms:	8
Land Use - CoreLogic:	SFR	Fireplace:	Y
Year Built:	1999	Fireplaces:	1
Square Feet Living Area:	1,683	Roof Material:	Composition Shingle
Est. Gross Area w/o Garage:	2,591	Interior Wall:	Drywall
Main Area:	947	Exterior:	Wood Siding
Upper Area:	736	Construction:	Frame
Total Basement Area:	908	Foundation:	Concrete
Unfinished Basement Area:	908	Floor Cover:	Resilient
Garage Area:	660	Heat Type:	Forced Air
Garage Type:	Built-In	Quality:	Average
Stories:	2	Lot Sq Ft:	12,232
Style:	Multi-Level	Lot Acres:	0.2808
Bedrooms:	Tax: 3 MLS: 4	Patio Type:	Wood Balcony
MLS Total Baths:	4	Patio/Deck 1 Area:	96
Total Baths:	Tax: 2 MLS: 4	Porch:	Covered Porch
Full Baths:	Tax: 2 MLS: 1	Porch Type:	Covered Porch
Half Baths:	MLS: 1	Porch 1 Area:	28

Features

Feature Type	Size/Qty
Frame Garage	660
Gable	1
Hood (Standard)	1
Base Bath (With 3 Fixtr Bath)	1
3 Fixture Bath	1
Lavatory	1
St. Show W/Door	1
Dishwasher	1
R.i. 3 Fixture Bath	1

Concrete	1
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Estimated Value

RealAVM™ (1): **\$245,497** Confidence Score (2): **86**
 RealAVM™ Range: **\$223,402 - \$267,592** Forecast Standard Deviation (3): **9**
 Value As Of: **10/24/2014**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
 (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
 (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Listing Information

MLS Listing Number:	755093	Original Listing Price:	\$252,000
MLS Status:	Sold	Pending Date:	08/26/2012
Days on Market:	25	Closing Date:	10/11/2012
MLS Status Change Date:	10/11/2012	Closing Price:	\$245,000
Listing Date:	08/02/2012	Listing Agent Name:	016144-Bich Luong Nguyen
Current Listing Price:	\$248,000	Listing Broker Name:	CHERRY CREEK PROPERTIES, LLC

Last Market Sale & Sales History

Recording Date:	11/20/2012	Deed Type:	Warranty Deed
Sale Date:	10/11/2012	Owner Name:	Stewart Benjamin W
Sale Price:	\$245,000	Owner Name 2:	Stewart Kathy Lee A
Price Per Square Feet:	\$94.56	Seller:	Nguyen Dinh
Document #:	138356		

Recording Date	11/20/2012	11/12/2003	08/12/2003	07/14/2003	04/07/2003
Sale Date	10/11/2012	11/06/2003	08/07/2003	07/14/2003	04/02/2003
Sale Price	\$245,000	\$202,000		\$174,498	\$174,498
Nominal			Y		
Buyer Name	Stewart Benjamin W & Kathy L A	Nguyen Dinh	Veterans Admn	Gmac Mortgage Corp	Gmac Mortgage Corp
Seller Name	Nguyen Dinh	Veterans Admn	Gmac Mortgage Corp	Deputy Public Te Of Elpaso Cnty	Public Trustee Of Elpaso County
Document #	138356	265900	185897	161231	70701
Document Type	Warranty Deed	Special Warranty Deed	Special Warranty Deed	Public Trustees Deed	Public Trustees Deed

Recording Date	03/01/2000	10/21/1999	07/19/1999
Sale Date	02/28/2000		07/20/1999
Sale Price	\$181,100	\$67,500	\$45,000
Nominal			
Buyer Name	Arntson Jerry E	Hallmark Building Company Ltd I	Development Mgmt Inc
Seller Name	Development Management Inc		Chris Marc Chad LLC
Document #	21103	163629	116135
Document Type	Warranty Deed	Warranty Deed	Special Warranty Deed

Mortgage History

Mortgage Date	11/20/2012	06/15/2010	11/12/2003	11/12/2003	01/16/2002
Mortgage Amount	\$240,562	\$154,000	\$161,600	\$24,000	\$40,200
Mortgage Lender	Era Mtg	Provident Fndg Assocs Lp	Americas Wholesale Lender	Americas Wholesale Lender	Ditech.com
Transaction Type	Resale	Refi	Resale	Resale	Refi
Mortgage Type	Fha	Conventional	Conventional	Conventional	Conventional

Mortgage Date	04/30/2001	11/09/2000	03/01/2000
Mortgage Amount	\$196,927	\$188,808	\$181,075
Mortgage Lender	Mortgage Makers	Premier Mtg Grp	Premier Mtg Grp
Transaction Type	Refi	Refi	Resale
Mortgage Type	Conventional	Va	Va

Foreclosure History

Document Type	Notice Of Trustee's Sale
Recording Date	12/18/2002
Document Number	225480
Final Judgment Amount	\$194,153

Original Doc Date	04/30/2001
Original Document Number	54287

Courtesy of Gloria Stivala, Pikes Peak REALTOR Services Corp

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Attachment 3. Sundown North Market Status

Sundown North Market Status for 3/4/2014 to 3/4/2015

Summary:

Since March 2014, ninety-three properties have sold in Sundown and Sundown North with 38 selling in the past 6 months. The market has improved significantly in Colorado Springs but it generally slows down during the winter months.

Sale Prices during the past year in Sundown and Sundown North ranged between \$115,000 – to \$248,000 depending on total square footage. The average Sales price to List price ratio for Sundown North has been 99.29% for the past year.

Square footage for SOLD properties ranged between 1020 square feet to 2880 sq feet; the average sales price per square foot in Sundown was between \$64 to \$169 per square foot.

Out of the 93 properties that sold during the past year, SIX were located on Many Springs Drive and ONE was located on Whereabout.

There are currently 7 properties PENDING sale in Sundown but none are located on Many Springs and/or Whereabout. The pending properties range from \$185,000 to \$212,000.

There are also 7 Active properties in sundown but none are located in Many Springs or Whereabout. The active properties range from \$200,00 to \$265,000.

How do sales in Sundown & Sundown North overall compare to homes sold on Whereabouts and Many Springs (smaller segment) for the past year?

	Sundown & Sundown North	Smaller segment
Avg number of bedrooms:	3	4
Avg Number of Baths:	3	3
Avg Square Footage:	1989	2029
Avg List Price:	201,270	204,243
Avg List price per sq ft:	105	108
Avg Sold price per sq ft:	104	107
Avg Sold price:	199,642	202,071
Avg Ratio Sales/List price:	99.29	98.71
Days on market:	63	59
Avg Year built:	1999	2001

Based on this chart the homes in the smaller segment are faring better than the overall Sundown and Sundown North Market.

Sold Properties in smaller segment:

5548 Many Springs Dr. MLS# 6762714 listed for \$199,900. List price per sq ft was \$102.00. It only had 1335 finished square footage with an unfinished basement. This property closed on 8/7/14 for \$198,500. The days on Market were 68 days. Real Estate Assessor value for that property was \$182,249 at the time. The seller purchased this property in 11/2005 for 197,900.

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5667 Many Springs Dr, MLS# 9944202, listed for \$205,000. List price per sq ft was \$121.00. It had 1691 square feet of space all finished. Property closed on 9/17/14 for \$200,000 with \$6,000 in seller concessions. The days on market were 33. Seller paid \$174,900 in May 2003 and Assessor value was 169,342.

5627 Many Springs Dr, MLS#7883786. Listed for \$219,900. List price per sq ft was \$86.00. It had 2566 sq ft but only 1290 finished so unfinished basement thus the lower price per sq ft. Property closed on 3/4/15 for \$210,000 with \$475.00 in seller concessions. The days on market were 25 days. Seller paid \$200,917 in April 2003 and Assessor value was \$201,495.

5572 Many Springs Dr, MLS#3123942. Listed for \$225,000. List price per sq ft was \$84.00. It had 2680 sq ft finished. Property closed on 7/30/14 with \$5900.00 in seller concessions. The days on market were 84. Home was purchased in 1999 for \$165,700. Assessor value was \$210,465.

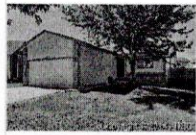
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This one sold in 2012:

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Residential Property Customer Short



MLS#: **4691608** Area: **NE** SS Add: No **5531 Many Springs DR, Colorado Springs 80923**
 LP: **\$165,000** Area: **El Paso** Cat: **RES** St: **CLOSD**
 P Type: **SIF** Top: **4667** Side: **2555** Lot: **8,323** Bds: **3**
 Complex: Dues Freq: **NAP** SD: **11** Upper: **0** Bth: **2**
 Assoc Dues: **\$0** YRBT: **1999** Main: **1,020** Prk(Gar)#: **2**
 Sold Price: **\$164,000** Sold Terms: **Cash** Lower: **0** % L Fin: **0**
 Sold Date: **08/20/14** CDOM: **4** Bsmnt: **0** % B Fin: **0**
 Floors: **CAR,VIN** Fplc: **GAS** TotSF: **1,020**
 Heat/Air: **CEI,FOR,NAT** Appl: **220,DWR,DSP,DRR,MON,RON,RFR,WAS** FinSF: **1,020**

Property Description Remarks:

*****WELCOME HOME!***Spectacular rancher in immaculate condition located on a quiet cul-de-sac. This home features an open, bright floor plan with new paint throughout. The living room boasts a gas fireplace with a walkout to a large backyard featuring mountain views. The master bedroom comes complete with it's own private bath. The two other bedrooms feature neutral paint and generous closet space. Main level living at its finest! Close to shops, restaurants, parks and the like. This home is not to be missed!**



MLS#: **5480334** Area: **NE** SS Add: No **5707 Many Springs DR, Colorado Springs 80923**
 LP: **\$189,900** Area: **El Paso** Cat: **RES** St: **CLOSD**
 P Type: **SIF** Top: **4667** Side: **2555** Lot: **7,579** Bds: **3**
 Complex: Dues Freq: **NAP** YRBT: **2002** Upper: **644** Bth: **2**
 Assoc Dues: **\$0** Sold Terms: **VA** Main: **671** Prk(Gar)#: **2**
 Sold Price: **\$192,000** CDOM: **29** Lower: **0** % L Fin: **0**
 Sold Date: **08/27/14** Fplc: **GAS,LWR,1** Bsmnt: **376** % B Fin: **0**
 Floors: **CAR,CER** Appl: TotSF: **1,691**
 Heat/Air: **CEI,FOR** FinSF: **1,315**

Property Description Remarks:

Fabulous, updated, split-level located in Sundown! 3 bedroom, 2 bathroom w/Walkout from lower level family room to huge back yard. Great bay window in eat-in kitchen overlooks the yard and patio. Stainless Steel appliances and new carpet throughout. Lots of natural light! Ceiling fans in the bedrooms. Double vanity in the master bath. Gas fireplace. Truly a must see!



MLS#: **6762714** Area: **NE** SS Add: No **5548 Many Springs DR, Colorado Springs 80903**
 LP: **\$199,900** Area: **El Paso** Cat: **RES** St: **CLOSD**
 P Type: **SIF** Top: **4667** Side: **2455** Lot: **7,113** Bds: **3**
 Complex: Dues Freq: **NAP** YRBT: **2000** Upper: **680** Bth: **2**
 Assoc Dues: **\$0** Sold Terms: **VA** Main: **648** Prk(Gar)#: **2**
 Sold Price: **\$198,500** CDOM: **68** Lower: **0** % L Fin: **0**
 Sold Date: **08/07/14** Fplc: **GAS,MIN,1** Bsmnt: **634** % B Fin: **0**
 Floors: **CAR,VIN** Appl: TotSF: **1,962**
 Heat/Air: **CEI,FOR,NAT** FinSF: **1,328**

Property Description Remarks:

Open and bright floor plan in sought after Sundown*Close proximity to the Powers Corridor, shopping, schools & the military bases*Vaulted main level living spaces*The great room has space for a separate dining area and a living room or can be used as one space*Gas log fireplace*The spacious kitchen includes solid surface counters, an island, a large nook area & a walkout to a deck for grilling*The upper level includes 3 spacious bedrooms, 2 bathrooms & the laundry area*The spacious master has a 5 piece bathroom & ample



MLS#: **9944202** Area: **NE** SS Add: No **5667 Many Springs DR, Colorado Springs 80923**
 LP: **\$205,000** Area: **El Paso** Cat: **RES** St: **CLOSD**
 P Type: **SIF** Top: **4667** Side: **2555** Lot: **6,439** Bds: **4**
 Complex: Dues Freq: **NAP** YRBT: **2003** Upper: **644** Bth: **2**
 Assoc Dues: **\$0** Sold Terms: **Conventional** Main: **671** Prk(Gar)#: **2**
 Sold Price: **\$200,000** CDOM: **33** Lower: **376** % L Fin: **100**
 Sold Date: **10/28/14** Fplc: **1** Bsmnt: **0** % B Fin: **0**
 Floors: **CAR,TIL,VIN,WOO** Appl: TotSF: **1,691**
 Heat/Air: **CEN,FOR** FinSF: **1,691**

Property Description Remarks:

Fantastic Tri-Level in Sundown North. 4 Bedrooms 2 Bathrooms 2 Car Garage. The Eat-In Kitchen offers Stainless Steel Appliances and Plenty of Counter & Cabinet Space. You'll Love the Open Light and Bright Feeling of this Happy Home and the Beautiful Hardwood Floor in the Living Room. The Upper Level Features the Master Bedroom w/Attached 4 pc. Bath, Two more Bedrooms and a Full Bath. There's a Spacious Family Room in the Lower Level that features a Fireplace & Walks-Out to the Big Backyard.



MLS#: **7883786**
 LP: **\$219,900**
 P Type: **SIF**
 Complex:
 Assoc Dues: **\$0**
 Sold Price: **\$210,000**
 Sold Date: **03/04/15**
 Floors: **CAR,CER,WOO**
 Heat/Air: **CEN,FOR**

Area: **NE** SS Add: No **5627 Many Springs DR, Colorado Springs 80923**
 El Paso
 Top: **4667** Side: **2555**
 SD: **11**
 Dues Freq: **NAP** YRBT: **2002**
 Sold Terms: **Conventional**
 CDOM: **25**
 Fplc: **GAS,MIN**
 Appl: **DWR,DSP,RON,SCO**

Cat: **RES** St: **CLOSD**
 Lot: **7,890** Bds: **3**
 Upper: **0** Bth: **2**
 Main: **1,290** Prk(Gar)#: **3**
 Lower: **0** % L Fin: **0**
 Bsmnt: **1,276** % B Fin: **0**
 TotSF: **2,566**
 FinSF: **1,290**

Property Description Remarks:

Priced for quick sale. Nicely appointed stucco home w/3-car garage and nice lot which includes a fenced garden area, dog run, storage shed and back yard with 12x12 concrete pad. Front of home offers a walled flagstone patio facing East for morning coffee. Main level kitchen/dining/living areas have oak hardwood floors. Granite counter tops are in the kitchen, with gas fireplace and vaulted ceilings in the living room. Nice quiet neighborhood close to Dublin/Powers, shopping, entertainment, trails and parks.

Recent: 03/04/2015 : Sold : UND->CLOSD



MLS#: **3123942**
 LP: **\$225,000**
 P Type: **SIF**
 Complex:
 Assoc Dues: **\$0**
 Sold Price: **\$225,000**
 Sold Date: **07/30/14**
 Floors: **CAR,VIN,WOO**
 Heat/Air: **CEN,FOR,NAT**

Area: **NE** SS Add: No **5572 Many Springs DR, Colorado Springs 80923**
 El Paso
 Top: **4667** Side: **2455**
 SD: **11**
 Dues Freq: **NAP** YRBT: **1999**
 Sold Terms: **Bond, FHA**
 CDOM: **84**
 Fplc: **MIN,1**
 Appl: **DWR,DSP,DRR,RON,RFR,WAS**

Cat: **RES** St: **CLOSD**
 Lot: **8,562** Bds: **5**
 Upper: **1,040** Bth: **4**
 Main: **828** Prk(Gar)#: **2**
 Lower: **0** % L Fin: **0**
 Bsmnt: **812** % B Fin: **100**
 TotSF: **2,680**
 FinSF: **2,680**

Property Description Remarks:

Relax in this fabulous Sundown house! Enjoy a large, level lot with lots of room for entertaining or gardening! Lovely wood floors are throughout the main level with a great open floorplan! Find a spacious master retreat upstairs featuring a luxurious 5 piece bathroom, large walk in closet and a sitting room/den with wonderful French doors. You have even more room in the fully finished basement with a rec room and additional bedrooms. No homeowners associate dues and neighborhood has pride of ownership! AND A/C!!!!



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Residential Property Customer Short

MLS#: 711242	Area: NE	SS Add: No 6625 Whereabout CT, Colorado Springs 80923	Cat: RES	St: CLOSD
LP: \$225,000	El Paso		Lot: 7,366	Bds: 5
P Type: SIF	Top: 4667	Side: 2455	Upper: 736	Bth: 4
Complex:		SD: 11	Main: 947	Prk(Gar)#: 2
Assoc Dues: \$0	Dues Freq: NAP	YRBT: 1999	Lower: 0	% L Fin: 0
Sold Price: \$225,000	Sold Terms: VA		Bsmnt: 908	% B Fin: 100
Sold Date: 03/12/14	CDOM: 169		TotSF: 2,591	FinSF: 2,591
Floors: CAR,CER,VIN	Fplc: GAS			
Heat/Air: CEI,CEN,FOR,NAT	Appl: 220,DWR,DSP,RON,RFR,SCO			

Property Description Remarks:

Spacious home on quiet cul-de-sac featuring formal liv. rm. w/vaulted ceilings...kitchen w/island, pantry & tile counters & floor...dining area w/bay window opening to 11x26 deck...main level fam. rm. w/gas FP...spacious master w/vaulted ceilings, 5-pc bath w/jetted tub & walk-in closet...2 add'l bedrooms w/Pikes Peak views & full bath on upper level...permitted basement w/rec room, 2 add'l bedrooms & 3/4 bath...expansive, level backyard. AC, recent interior paint, newer 50 gal. water heater ('11) & new roof ('13), too!

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SOLD AT 100% OF LIST PRICE!

5 Bedroom, 4 bath, 2 attached garage, 2,591 Total Sq. Ft.

Jennifer Montoya
(719) 232-3397
(719) 550-2328
jennifer.montoya@coloradohomes.com



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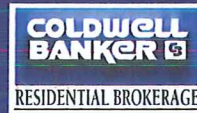
If you or someone you know would like to discuss the services I provide my sellers, give me a call!



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SUNDOWN NORTH



Bill Sheridan's former home!