

CoolColoradoHomes.com

Wayne Vogt: (719) 647-9999
WayneVogt@CoolColoradoHomes.com

Dianne Vogt: (719) 647-1515
DianneVogt@CoolColoradoHomes.com



Type: Single Family **Year built:** 2006

Address: 9353 St George Road, Peyton, CO 80831

Bedrooms: 4 **Bathrooms:** 3 **Floor plan:** 2 Story (U,M)

Garage: 3-Car Garage Attached **Size:** 29x19

Square Ft Finished: 2601 **Square Ft Total:** 3855 **Approximate Acres:** 8654.00
Upper Sq Ft: 1331 **Main Sq Ft:** 1270 **Basement Sq Ft:** 1254

Master BR: 21x13 Upper **Living Rm:** 16x14 Main **Dining Rm:** 12x11 Main
2nd BR: 11x10 Main **Kitchen:** 16x13 Main
3rd BR: 13x11 Upper **Laundry Rm:** 6 x6 Main **Patio/Deck:** 16x10 & 20 x6
4th BR: 12x11 Upper
Other Rm 1: 11x11 Main **Other Rm 1 Description:** 2nd Dining Room
Other Rm 2: 19x14 Upper **Other Rm 2 Description:** Gameroom

Structure: Wood Frame

Basement/Foundation: Full Basement Garden Level Poured Concrete

Siding: Wood Siding **Roofing:** Composite Shingle

Kitchen Amenities: Pantry Counter Bar

Master Bath Amenities: Tub Free-standing Shower Double Vanity

Appliances: Dishwasher Microwave Disposal Refrigerator 220V in Kitchen Self-cleaning Oven
Electric Range Oven Washer Dryer

Heat: Natural Gas Forced Air

Cooling: Ceiling Fan

Fireplace/Stove: One Built-in Gas Main Living Room

Misc: French Doors 9+ Ceilings Vaulted Ceilings New Paint Window Coverings Sump Pump
Security System Owned Automatic Sprinkler System Satellite Dish

Garage Amenities: Garage Door Opener

Outbuildings: 4x2 Storage Shed

School District: Falcon District 49

Sub Area:

Zoning: PUD **Covenants:** Yes **Assoc Dues:** 165 Monthly

Lot Description:

View of Pikes Peak Mountain View Level Corner Lot Hiking Trail Near Fire Station Near Park

Remarks:

This home has plenty of space. It has a full unfinished basement. The home already has 4 bedrooms but more bedrooms and a family room could be added by finishing the basement. The home is in excellent condition. It is ready to move into. Much of the interior has been repainted recently. It has been well cared for. The floor plan shows well with a two-story tall ceiling in the living room. The deck is convenient to the kitchen to make it easy to have meals on the deck. Come, look.

Directions: Woodmen Rd to Meridian Rd, N .3 Mi to Eastonville Rd, Rt 1.3 mi to Judge Orr Rd., Lt .1 mi to Lambert Rd, Rt .6 mi to Fishers Island Rd, Lt to St George, Rt to first home on the right.

Cool Colorado Homes Inc.

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Page: 1 06/12/2018 Offering subject to errors, omissions, changes, prior sale, or withdrawal without notice.

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Exclusions: both refrigerators in the basement

Terms: Cash Conventional FHA VA

Earnest Money: 3500

Taxes: 1626.06 (2017)

