

<b>Address:</b> 1980 Quadrangle CT	<b>Property Type:</b> Residential	<b>Price:</b> \$539,000
<b>Listing #:</b> 543457	<b>Status:</b> Sold	<b>PSF:</b>
	<b>Backup/First:</b>	<b>Fin PSF:</b> \$132.42
<b>Area:</b> CSP Colorado Springs	<b>PIN:</b> 6321301002	<b>County:</b> El Paso
<b>Type:</b>	<b>Sub Area:</b> University Park	<b>City:</b> COLORADO SPRINGS
<b>Style:</b> RANCH	<b>Architecture:</b>	<b>Zip:</b> 80918
<b>Faces:</b>	<b>Construction:</b> Wood Frame, Other	<b>Year Built:</b> 2000
<b>NS Direction:</b> #:	<b>Roofing Material:</b> Composite Shingl	<b>Builder:</b>
<b>EW Direction:</b> #:	<b>Car Storage:</b> Attached	<b>Model:</b>
<b>Map / Section:</b>	<b>Car Spaces:</b> 3	<b>Lot Size:</b> 14810
<b>HOA Name:</b> University Park	<b>School District:</b>	<b>Acres:</b> .34
<b>HOA Phone:</b>	<b>Elementary:</b>	<b>Zoned:</b>
<b>HOA Quoted:</b> \$295,	<b>Junior High:</b>	<b>Unincorporated:</b>
<b>Multiple HOAs:</b>	<b>Senior High:</b>	<b>Taxes:</b> \$2,308
<b>HOA Includes:</b>		<b>Horses:</b> N

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
<b>Bedrooms</b>	4				
<b>Bathrooms</b>	4				
<b>Square Feet</b>			2,288	2,288	
<b>Finished Sq Ft Total:</b>	3,889	<b>Total Sq Ft:</b> 4,576			
<b>Basement:</b>		<b>Bsmt Finished:</b>		<b>Date Measured:</b>	<b>Bsmt % Finished:</b>
<b>Master Bedroom:</b>	M	<b>Living Room:</b>		<b>Water:</b> Sewer, Municipal	
<b>Family Room:</b>		<b>Dining Room:</b>		<b>Sewer:</b>	
<b>Study / Den:</b>		<b>Kitchen:</b>			
<b>Laundry Loc:</b>		<b>Heat:</b>	Other, Forced Air		
<b># of Fireplaces:</b>		<b>Avg Utilities:</b>			
<b>Fireplace Loc:</b>		<b>Subfloor:</b>			

**Description:**

**Public Remarks:** This immaculate rancher has a wide open floor plan that affords gorgeous views from the decks and main level windows. The home is situated on a quiet cul-de-sac and actually backs to another cul-de-sac there is no home behind you this is a very private and large lot! The sunny kitchen has oak flooring, maple cabinets, granite counters and double ovens. On the main level, the open great room has a fireplace, and the dining room is connected to the kitchen with a butler s pantry. \*\*\*See Supp Remarks.\*\*\*

**Broker Remarks:**

**Directions:**

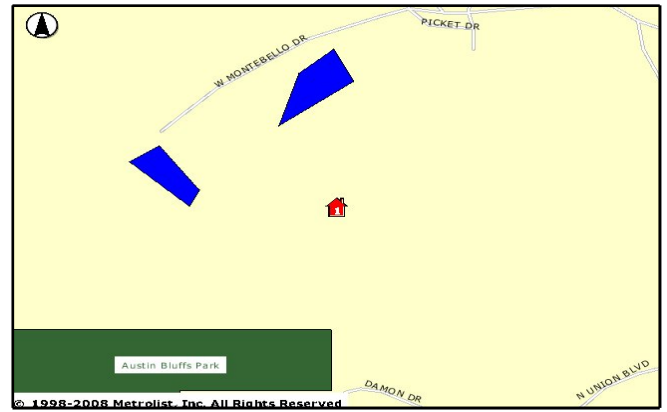
<b>Buyers Agency:</b> %3.00	<b>Prospect Reservation:</b>	<b>Listor Phone:</b> (719)649-4200
<b>Trans Broker:</b> %3.00	<b>Limited Service:</b>	<b>Office Phone:</b> 719-593-1000
<b>Variable Commissions:</b> No	<b>Entry Only:</b>	<b>Showing Phone:</b> 576-3600
<b>Listor:</b> Michelle M. Blessing	<b>Exclusive:</b> Exclusive Agency	<b>Fax:</b>
<b>Listing Office:</b> ERA Shields Real Estate	<b>Current List Date:</b> 02/11/08	<b>Email:</b> mblessing@erashields.com
<b>Office ID:</b>	<b>Original List date:</b> 02/11/08	<b>URL:</b>

**Exclusions:**

<b>Earnest Check To:</b> ERA Shields Real Estate	<b>Minimum Earnest:</b> \$7,500
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<b>Sold Price:</b> \$515,000	<b>Sold Interest Rate:</b>	<b>Sold Terms:</b>	<b>Sold Date:</b> 7/30/2008
<b>Sold Loan Amt:</b>	<b>Sold ID:</b>	<b>Seller DP Assist:</b>	<b>Current DOM:</b> 94
<b>Concession Type:</b>		<b>Concession Amt:</b>	<b>Total DOM:</b> 94





<b>Address:</b> 4809 Diablo Valley CT	<b>Property Type:</b> Residential	<b>Price:</b> \$585,000
<b>Listing #:</b> 491956	<b>Status:</b> Sold	<b>PSF:</b>
	<b>Backup/First:</b>	<b>Fin PSF:</b> \$149.09
<b>Area:</b> CSP Colorado Springs	<b>PIN:</b> 6321306047	<b>County:</b> El Paso
<b>Type:</b>	<b>Sub Area:</b> University Park	<b>City:</b> COLORADO SPRINGS
<b>Style:</b> RANCH	<b>Architecture:</b>	<b>Zip:</b> 80918
<b>Faces:</b>	<b>Construction:</b> Wood Frame, Other	<b>Year Built:</b> 2007
<b>NS Direction:</b> #:	<b>Roofing Material:</b> Composite Shingl	<b>Builder:</b> Saddletree Hms
<b>EW Direction:</b> #:	<b>Car Storage:</b> Attached	<b>Model:</b> Custom Floor Plan
<b>Map / Section:</b>	<b>Car Spaces:</b> 3	<b>Lot Size:</b> 12197
<b>HOA Name:</b>	<b>School District:</b>	<b>Acres:</b> .28
<b>HOA Phone:</b>	<b>Elementary:</b>	<b>Zoned:</b>
<b>HOA Quoted:</b> \$295,	<b>Junior High:</b>	<b>Unincorporated:</b>
<b>Multiple HOAs:</b>	<b>Senior High:</b>	<b>Taxes:</b> \$1,822
<b>HOA Includes:</b>		<b>Horses:</b> N

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
<b>Bedrooms</b>	4				
<b>Bathrooms</b>	3				
<b>Square Feet</b>			2,037		
<b>Finished Sq Ft Total:</b>	3,756		<b>Total Sq Ft:</b> 4,036		
<b>Basement:</b>			<b>Bsmt Finished:</b>		<b>Date Measured:</b>
<b>Master Bedroom:</b>	M		<b>Living Room:</b>		<b>Water:</b> Sewer, Municipal
<b>Family Room:</b>			<b>Dining Room:</b>		<b>Sewer:</b>
<b>Study / Den:</b>			<b>Kitchen:</b>		
<b>Laundry Loc:</b>			<b>Heat:</b>	Gas, Forced Air	
<b># of Fireplaces:</b>			<b>Avg Utilities:</b>		
<b>Fireplace Loc:</b>			<b>Subfloor:</b>		

**Description:** Dishwasher, Disposal, Gas in Kitchen, Microwave Oven, Range Oven (G/E), Self Clean Oven, 220v in Kitchen

**Public Remarks:** Incredible custom design w/ gorgeous curb appeal of stucco & stone\*Sited on a large, treed corner lot, you'll love the stunning city light and mountain views\*Slab granite adorns the awesome kitchen, stainless steel appliances & gas cooktop a bonus \* Great Room w/ granite trimmed fireplace & Built-ins\*Extensive hardwood flooring thru most of main level \*Master suite has bayed windows & walks out to private decking \* Fully finished basement features theater rm, wet bar, walkout to private, covered patio, WOW!

**Broker Remarks:**

**Directions:**

<b>Buyers Agency:</b> %3	<b>Prospect Reservation:</b>	<b>Listor Phone:</b> (719)499-6124
<b>Trans Broker:</b> %3	<b>Limited Service:</b>	<b>Office Phone:</b> 719-536-4444
<b>Variable Commissions:</b> No	<b>Entry Only:</b>	<b>Showing Phone:</b> 536-4444
<b>Listor:</b> Dean J. Weissman	<b>Exclusive:</b> Exclusive Right	<b>Fax:</b>
<b>Listing Office:</b> The Platinum Group	<b>Current List Date:</b> 02/11/08	<b>Email:</b> Dean@DeanWeissman.com
<b>Office ID:</b>	<b>Original List date:</b> 02/11/08	<b>URL:</b>

**Exclusions:**

<b>Earnest Check To:</b> The Platinum Group, Realtors	<b>Minimum Earnest:</b> \$10,000
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<b>Sold Price:</b> \$560,000	<b>Sold Interest Rate:</b>	<b>Sold Terms:</b>	<b>Sold Date:</b> 6/24/2008
<b>Sold Loan Amt:</b>	<b>Sold ID:</b>	<b>Seller DP Assist:</b>	<b>Current DOM:</b> 119
<b>Concession Type:</b>		<b>Concession Amt:</b>	<b>Total DOM:</b> 119





<b>Address:</b> 4483 Campus Bluffs CT	<b>Property Type:</b> Residential	<b>Price:</b> \$579,900
<b>Listing #:</b> 460966	<b>Status:</b> Sold	<b>PSF:</b>
	<b>Backup/First:</b>	<b>Fin PSF:</b> \$117.29
<b>Area:</b> CSP Colorado Springs	<b>PIN:</b> 6328202164	<b>County:</b> El Paso
<b>Type:</b>	<b>Sub Area:</b> Campus Bluffs	<b>City:</b> COLORADO SPRINGS
<b>Style:</b> 2 STORY	<b>Architecture:</b>	<b>Zip:</b> 80918
<b>Faces:</b>	<b>Construction:</b> Wood Frame, Other	<b>Year Built:</b> 2005
<b>NS Direction:</b> #:	<b>Roofing Material:</b> Composite Shingl	<b>Builder:</b>
<b>EW Direction:</b> #:	<b>Car Storage:</b> Attached	<b>Model:</b>
<b>Map / Section:</b>	<b>Car Spaces:</b> 3	<b>Lot Size:</b> 9331
<b>HOA Name:</b>	<b>School District:</b>	<b>Acres:</b> .21
<b>HOA Phone:</b>	<b>Elementary:</b>	<b>Zoned:</b>
<b>HOA Quoted:</b> \$30,	<b>Junior High:</b>	<b>Unincorporated:</b>
<b>Multiple HOAs:</b>	<b>Senior High:</b>	<b>Taxes:</b> \$3,627
<b>HOA Includes:</b>		<b>Horses:</b> N

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
<b>Bedrooms</b>	6				
<b>Bathrooms</b>	5				
<b>Square Feet</b>		1,414	1,756		
<b>Finished Sq Ft Total:</b>	4,894	<b>Total Sq Ft:</b> 4,894		<b>Date Measured:</b>	
<b>Basement:</b>		<b>Bsmt Finished:</b>		<b>Bsmt % Finished:</b>	
<b>Master Bedroom:</b>	U	<b>Living Room:</b>		<b>Water:</b>	Sewer, Municipal
<b>Family Room:</b>		<b>Dining Room:</b>		<b>Sewer:</b>	
<b>Study / Den:</b>		<b>Kitchen:</b>			
<b>Laundry Loc:</b>		<b>Heat:</b>	Gas, Forced Air		
<b># of Fireplaces:</b>		<b>Avg Utilities:</b>			
<b>Fireplace Loc:</b>		<b>Subfloor:</b>			

**Description:** Dishwasher, Disposal, Gas in Kitchen, Microwave Oven, Range Top (G/E), Refrigerator, Self Clean Oven

**Public Remarks:** Be prepared to be IMPRESSED! This stunningly beautiful builders personal custom built home boasts incredible attention to detail and includes so many architectural & designer elements you'd expect to find in a much more expensive home. The location and setting is truly spectacular yet located in the heart of the city on a cul-de-sac lot. Come experience this custom built home for yourself and you'll be pleasantly surprised with the quality & craftsmanship! This floorplan can be built too suit!

**Broker Remarks:**

**Directions:**

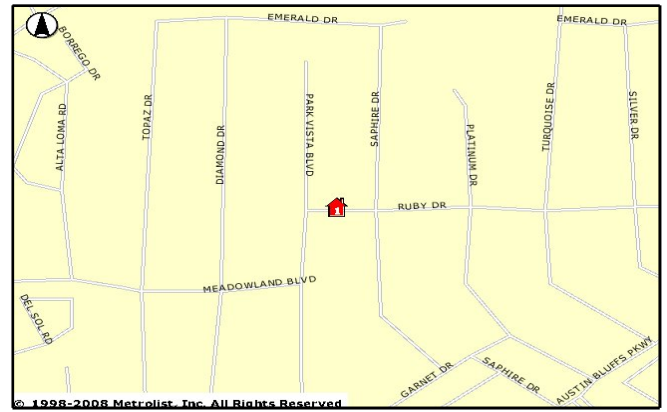
<b>Buyers Agency:</b> %3.0	<b>Prospect Reservation:</b>	<b>Listor Phone:</b> (719)290-5473
<b>Trans Broker:</b> %3.0	<b>Limited Service:</b>	<b>Office Phone:</b> 719-536-4444
<b>Variable Commissions:</b> No	<b>Entry Only:</b>	<b>Showing Phone:</b> (719) 536-4444
<b>Listor:</b> Thomas W. Maher	<b>Exclusive:</b> Exclusive Right	<b>Fax:</b>
<b>Listing Office:</b> The Platinum Group	<b>Current List Date:</b> 04/22/08	<b>Email:</b> tom@platinumhomesales.com
<b>Office ID:</b>	<b>Original List date:</b> 04/22/08	<b>URL:</b>

**Exclusions:**

**Earnest Check To:** The Platinum Group **Minimum Earnest:** \$5,000

<b>Sold Price:</b> \$574,000	<b>Sold Interest Rate:</b>	<b>Sold Terms:</b>	<b>Sold Date:</b> 7/11/2008
<b>Sold Loan Amt:</b>	<b>Sold ID:</b>	<b>Seller DP Assist:</b>	<b>Current DOM:</b> 46
<b>Concession Type:</b>		<b>Concession Amt:</b>	<b>Total DOM:</b> 46





**Address:** 4255 Ruby DR  
**Listing #:** 486667  
**Property Type:** Residential  
**Status:** Sold  
**Backup/First:**  
**Price:** \$750,000  
**PSF:**  
**Fin PSF:** \$146.07  
**Area:** CSP Colorado Springs  
**Type:** , Horse Property  
**Style:** RANCH  
**Counties:** El Paso  
**City:** COLORADO SPRINGS  
**Zip:** 80918  
**Faces:**  
**Construction:** Wood Frame, Other  
**Year Built:** 1978  
**NS Direction:** #: **Roofing Material:**  
**EW Direction:** #: **Car Storage:** Attached  
**Map / Section:** **Car Spaces:** 4  
**HOA Name:** **School District:**  
**HOA Phone:** **Elementary:**  
**HOA Quoted:** **Junior High:**  
**Multiple HOAs:** **Senior High:**  
**HOA Includes:** **Taxes:** \$2,386  
**Horses:** Y

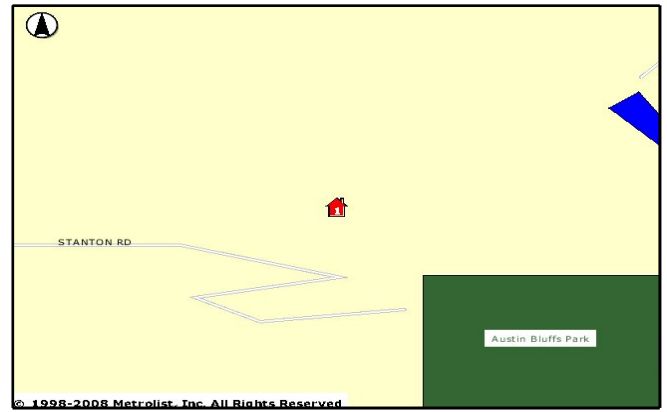
	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	3				
Bathrooms	5				
Square Feet		856	4,025		
Finished Sq Ft Total:	4,881	Total Sq Ft: 5,362		Date Measured:	
Basement:		Bsmt Finished:		Bsmt % Finished:	
Master Bedroom:	M	Living Room:		Water: Septic, Municipal	
Family Room:		Dining Room:		Sewer: Septic	
Study / Den:		Kitchen:			
Laundry Loc:		Heat:		Gas, Forced Air	
# of Fireplaces:		Avg Utilities:			
Fireplace Loc:		Subfloor:			

**Description:** Washer, Dishwasher, Downdraft Range, Dryer, Microwave Oven, Range Top (G/E), Range Oven (G/E), Refrigerator, Trash Compactor  
**Public Remarks:** UNBELIEVABLE ENTERTAINER'S DREAM HOME ON ONE ACRE\* 4 CAR ATTACHED GARAGE PLUS HUGE RV GARAGE/SHOP & TWO STALL BARN\* FABULOUS VIEWS\* 965 SQ FT SUNROOM (NOT INCLUDED IN SQ FT) HAS INDOOR HEATED POOL, HOT TUB, SUANA\* HUGE 'TREX' DECK\* CASUAL & FORMAL DINING AREAS\* WET BAR\* HUGE GREAT ROOM, 3-SIDED FIREPLACE\* TWO BIG SCREENS W/SURROUND SOUND INCLUDED\* MAIN LEVEL LIVING PLUS UPPER GUEST SUITE & LIBRARY LOFT\* MASTER SUITE W/SITTING AREA, LAVISH BATH, PRIVATE DECK\* HAND TROWELED TEXTURE WALLS\* CENTRAL A/C\*

**Broker Remarks:**  
**Directions:**  
**Buyers Agency:** %3. **Prospect Reservation:**  
**Trans Broker:** %3. **Limited Service:**  
**Variable Commissions:** No **Entry Only:**  
**Listor:** Bruce Betts **Exclusive:** Exclusive Right  
**Listing Office:** RE/MAX Advantage Realty, Inc. **Current List Date:** 03/24/08  
**Office ID:** **Original List date:** 03/24/08

**Exclusions:**  
**Earnest Check To:** RE/MAX ADVANTAGE **Minimum Earnest:** \$10,000

**Sold Price:** \$712,950 **Sold Interest Rate:** **Sold Terms:** **Sold Date:** 5/22/2008  
**Sold Loan Amt:** **Sold ID:** **Seller DP Assist:** **Current DOM:** 14  
**Concession Type:** **Concession Amt:** **Total DOM:** 14



<b>Address:</b> 2670 Rockhurst BL	<b>Property Type:</b> Residential	<b>Price:</b> \$1,275,000
<b>Listing #:</b> 504467	<b>Status:</b> Sold	<b>PSF:</b>
	<b>Backup/First:</b>	<b>Fin PSF:</b> \$193.93
<b>Area:</b> CSP Colorado Springs	<b>PIN:</b> 6320402022	<b>County:</b> El Paso
<b>Type:</b>	<b>Sub Area:</b> University Heights	<b>City:</b> COLORADO SPRINGS
<b>Style:</b> RANCH	<b>Architecture:</b>	<b>Zip:</b> 80918
<b>Faces:</b>	<b>Construction:</b> Wood Frame, Other	<b>Year Built:</b> 2005
<b>NS Direction:</b> #:	<b>Roofing Material:</b> Tile	<b>Builder:</b>
<b>EW Direction:</b> #:	<b>Car Storage:</b> Attached	<b>Model:</b>
<b>Map / Section:</b>	<b>Car Spaces:</b> 3	<b>Lot Size:</b> 32526
<b>HOA Name:</b>	<b>School District:</b>	<b>Acres:</b> .75
<b>HOA Phone:</b>	<b>Elementary:</b>	<b>Zoned:</b>
<b>HOA Quoted:</b>	<b>Junior High:</b>	<b>Unincorporated:</b>
<b>Multiple HOAs:</b>	<b>Senior High:</b>	<b>Taxes:</b> \$4,038
<b>HOA Includes:</b>		<b>Horses:</b> N

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
<b>Bedrooms</b>	5				
<b>Bathrooms</b>	5				
<b>Square Feet</b>			3,389		
<b>Finished Sq Ft Total:</b>	5,930		<b>Total Sq Ft:</b> 6,778		<b>Date Measured:</b>
<b>Basement:</b>			<b>Bsmt Finished:</b>		<b>Bsmt % Finished:</b>
<b>Master Bedroom:</b>	M		<b>Living Room:</b>		<b>Water:</b> Sewer, Municipal
<b>Family Room:</b>			<b>Dining Room:</b>		<b>Sewer:</b>
<b>Study / Den:</b>			<b>Kitchen:</b>		
<b>Laundry Loc:</b>			<b>Heat:</b>	Other, Forced Air	
<b># of Fireplaces:</b>			<b>Avg Utilities:</b>		
<b>Fireplace Loc:</b>			<b>Subfloor:</b>		

**Description:** Dishwasher, Disposal, Gas in Kitchen, Kitchen Vent Fan, Microwave Oven, Refrigerator, Self Clean Oven, 220v in Kitchen

**Public Remarks:** A beautiful home on one of the most spectacular lots in Colorado Springs. Unobstructed Pikes Peak views from both levels. Filled with quality features including 10 foot ceilings on both levels, Pella windows, wet bar, wine cellar, oversized 3 car garage, and custom electric window coverings. The gourmet kitchen features a Wolfe stove, bread warmer, convection oven, double oven, GE Monogram refrigerator, and wine cooler. A Must See!!!!

**Broker Remarks:**

**Directions:**

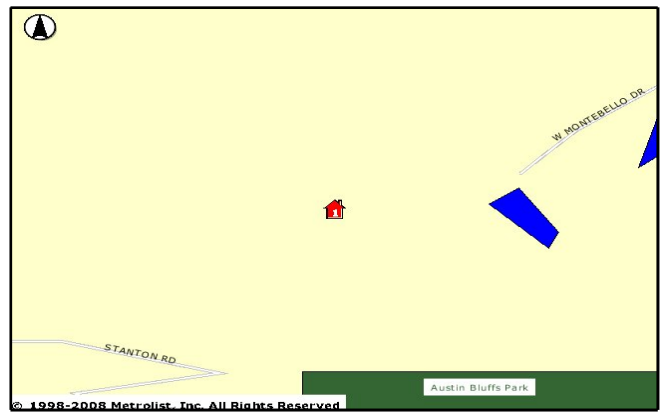
<b>Buyers Agency:</b> %3	<b>Prospect Reservation:</b>	<b>Listor Phone:</b> (719)579-7625
<b>Trans Broker:</b> %3	<b>Limited Service:</b>	<b>Office Phone:</b> 719-579-7625
<b>Variable Commissions:</b> No	<b>Entry Only:</b>	<b>Showing Phone:</b> 719-636-0607
<b>Listor:</b> Robert L. Myers	<b>Exclusive:</b> Exclusive Right	<b>Fax:</b>
<b>Listing Office:</b> Myers Company	<b>Current List Date:</b> 08/13/07	<b>Email:</b> rob@pikespeakmortgage.com
<b>Office ID:</b>	<b>Original List date:</b> 08/13/07	<b>URL:</b>

**Exclusions:**

<b>Earnest Check To:</b> Unified Title	<b>Minimum Earnest:</b> \$50,000
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<b>Sold Price:</b> \$1,150,000	<b>Sold Interest Rate:</b>	<b>Sold Terms:</b>	<b>Sold Date:</b> 7/8/2008
<b>Sold Loan Amt:</b>	<b>Sold ID:</b>	<b>Seller DP Assist:</b>	<b>Current DOM:</b> 308
<b>Concession Type:</b>		<b>Concession Amt:</b>	<b>Total DOM:</b> 308





<b>Address:</b> 4680 Stonehill RD	<b>Property Type:</b> Residential	<b>Price:</b> \$1,435,000
<b>Listing #:</b> 525337	<b>Status:</b> Sold	<b>PSF:</b>
	<b>Backup/First:</b>	<b>Fin PSF:</b> \$181.60
<b>Area:</b> CSP Colorado Springs	<b>PIN:</b> 6320402005	<b>County:</b> El Paso
<b>Type:</b>	<b>Sub Area:</b> University Park	<b>City:</b> COLORADO SPRINGS
<b>Style:</b> RANCH	<b>Architecture:</b>	<b>Zip:</b> 80918
<b>Faces:</b>	<b>Construction:</b> Wood Frame, Other	<b>Year Built:</b> 2007
<b>NS Direction:</b> #:	<b>Roofing Material:</b> Tile	<b>Builder:</b>
<b>EW Direction:</b> #:	<b>Car Storage:</b> Attached	<b>Model:</b>
<b>Map / Section:</b>	<b>Car Spaces:</b> 4	<b>Lot Size:</b> 19602
<b>HOA Name:</b> University Park Occupied:none	<b>School District:</b>	<b>Acres:</b> .45
<b>HOA Phone:</b>	<b>Elementary:</b>	<b>Zoned:</b>
<b>HOA Quoted:</b> \$300,	<b>Junior High:</b>	<b>Unincorporated:</b>
<b>Multiple HOAs:</b>	<b>Senior High:</b>	<b>Taxes:</b> \$3,512
<b>HOA Includes:</b>		<b>Horses:</b> N

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
<b>Bedrooms</b>	5				
<b>Bathrooms</b>	5				
<b>Square Feet</b>			3,389		
<b>Finished Sq Ft Total:</b>	6,608		<b>Total Sq Ft:</b> 6,778		<b>Date Measured:</b>
<b>Basement:</b>			<b>Bsmt Finished:</b>		<b>Bsmt % Finished:</b>
<b>Master Bedroom:</b>	M		<b>Living Room:</b>		<b>Water:</b> Sewer, Municipal
<b>Family Room:</b>			<b>Dining Room:</b>		<b>Sewer:</b>
<b>Study / Den:</b>			<b>Kitchen:</b>		
<b>Laundry Loc:</b>			<b>Heat:</b>	Other, Forced Air	
<b># of Fireplaces:</b>			<b>Avg Utilities:</b>		
<b>Fireplace Loc:</b>			<b>Subfloor:</b>		

**Description:** Range Top (G/E)

**Public Remarks:** Welcome to 'THE VIEW!' Be the fortunate person to enjoy the last and best front row seat in University Park! Backyard forest and a bluff ridge frames Pikes Peak! With incredible surroundings, wait until you see the 1st class finishes of this magnificent custom home! 1 year new, loaded with: granite, limestone, cherrywood, slate, travertine, 8' Alder wood doors, massive stone, timber/cedar, pella windows and more! Gourmet kitchen: copper lined hood, huge slab granite island. 5 fireplaces! Come see your dream!!

**Broker Remarks:**

**Directions:**

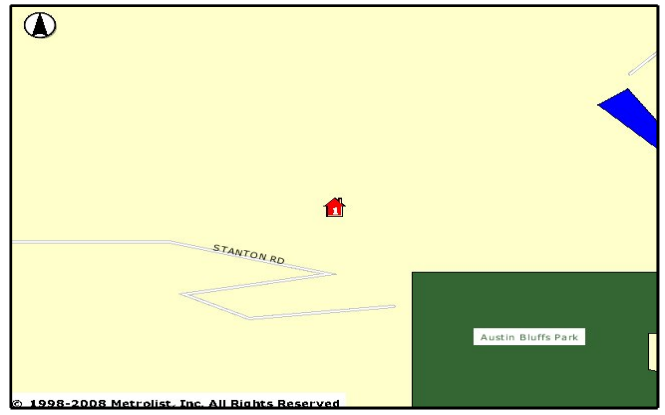
<b>Buyers Agency:</b> %3.0	<b>Prospect Reservation:</b>	<b>Listor Phone:</b> (719)210-4347
<b>Trans Broker:</b> %3.0	<b>Limited Service:</b>	<b>Office Phone:</b> 719-630-7331
<b>Variable Commissions:</b> No	<b>Entry Only:</b>	<b>Showing Phone:</b> 210-4347
<b>Listor:</b> Robert Corbin	<b>Exclusive:</b> Exclusive Agency	<b>Fax:</b>
<b>Listing Office:</b> RealTeam Real Estate Center	<b>Current List Date:</b> 06/09/08	<b>Email:</b>
<b>Office ID:</b>	<b>Original List date:</b> 06/09/08	<b>URL:</b>

**Exclusions:**

**Earnest Check To:** **Minimum Earnest:** \$50,000

<b>Sold Price:</b> \$1,200,000	<b>Sold Interest Rate:</b>	<b>Sold Terms:</b>	<b>Sold Date:</b> 8/6/2008
<b>Sold Loan Amt:</b>	<b>Sold ID:</b>	<b>Seller DP Assist:</b>	<b>Current DOM:</b> 52
<b>Concession Type:</b>		<b>Concession Amt:</b>	<b>Total DOM:</b> 52





<b>Address:</b> 2659 Rockhurst BL	<b>Property Type:</b> Residential	<b>Price:</b> \$1,600,000
<b>Listing #:</b> 559003	<b>Status:</b> Sold	<b>PSF:</b>
	<b>Backup/First:</b>	<b>Fin PSF:</b> \$293.58
<b>Area:</b> CSP Colorado Springs	<b>PIN:</b> 6320402016	<b>County:</b> El Paso
<b>Type:</b>	<b>Sub Area:</b> University Heights	<b>City:</b> COLORADO SPRINGS
<b>Style:</b> RANCH	<b>Architecture:</b>	<b>Zip:</b> 80918
<b>Faces:</b>	<b>Construction:</b> Wood Frame, Other	<b>Year Built:</b> 2007
<b>NS Direction:</b> #:	<b>Roofing Material:</b> Tile	<b>Builder:</b> Randal Co
<b>EW Direction:</b> #:	<b>Car Storage:</b> Attached	<b>Model:</b> POSITANO
<b>Map / Section:</b>	<b>Car Spaces:</b> 4	<b>Lot Size:</b> 21844
<b>HOA Name:</b>	<b>School District:</b>	<b>Acres:</b> .5
<b>HOA Phone:</b>	<b>Elementary:</b>	<b>Zoned:</b>
<b>HOA Quoted:</b> \$295,	<b>Junior High:</b>	<b>Unincorporated:</b>
<b>Multiple HOAs:</b>	<b>Senior High:</b>	<b>Taxes:</b> \$3,100
<b>HOA Includes:</b>		<b>Horses:</b> N

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
<b>Bedrooms</b>	6				
<b>Bathrooms</b>	5				
<b>Square Feet</b>			2,860		
<b>Finished Sq Ft Total:</b>	5,450		<b>Total Sq Ft:</b> 5,738		
<b>Basement:</b>			<b>Bsmt Finished:</b>		<b>Date Measured:</b>
<b>Master Bedroom:</b>	M		<b>Living Room:</b>		<b>Water:</b> Sewer, Municipal
<b>Family Room:</b>			<b>Dining Room:</b>		<b>Sewer:</b>
<b>Study / Den:</b>			<b>Kitchen:</b>		
<b>Laundry Loc:</b>			<b>Heat:</b>	Gas, Forced Air	
<b># of Fireplaces:</b>			<b>Avg Utilities:</b>		
<b>Fireplace Loc:</b>			<b>Subfloor:</b>		

**Description:** Dishwasher, Disposal, Downdraft Range, Gas in Kitchen, Microwave Oven, Range Top (G/E), Refrigerator, Self Clean Oven, 220v in Kitchen

**Public Remarks:** THE POSITANO HAS BEEN DESIGNED TO CAPTURE THE TRUE FEEL OF AN ITALIAN VILLA, INSPIRED BY THE ROMANTIC RESORT OF POSITANO, ON THE AMALFI COAST OF ITALY. THE UNIQUE TILED ROOF LINES AND RICH STONE AND STUCCO EXTERIOR BLEND NATURALLY WITH THE WOODED LANDSCAPE. ARTISTICALLY POSITINED ON THE LOT, THIS HOME OFFERS PRIVACY AND PICTURESQUE VIEWS OF THE OPEN SPACE AND CITY LIGHTS. AN ENCHANTING COURTYARD DRAWS ONE INTO THIS EXQUISITE HOME, WHERE EACH ROOM IS BEAUTIFULLY APPOINTED WITH UNSURPASSED QUALITY AND...

**Broker Remarks:**

**Directions:**

<b>Buyers Agency:</b> %3.0	<b>Prospect Reservation:</b>	<b>Listor Phone:</b> (719)229-6718
<b>Trans Broker:</b> %3.0	<b>Limited Service:</b>	<b>Office Phone:</b> 719-598-4700
<b>Variable Commissions:</b> No	<b>Entry Only:</b>	<b>Showing Phone:</b> (719)540-4660
<b>Listor:</b> Bill Forsythe	<b>Exclusive:</b> Exclusive Right	<b>Fax:</b>
<b>Listing Office:</b> RE/MAX Properties, Inc.	<b>Current List Date:</b> 07/01/07	<b>Email:</b> bf-mg@pcisys.net
<b>Office ID:</b>	<b>Original List date:</b> 07/01/07	<b>URL:</b>

**Exclusions:**

<b>Earnest Check To:</b> RE/MAX PROPERTIES, INC.	<b>Minimum Earnest:</b> \$50,000
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<b>Sold Price:</b> \$1,600,000	<b>Sold Interest Rate:</b>	<b>Sold Terms:</b>	<b>Sold Date:</b> 5/15/2008
<b>Sold Loan Amt:</b>	<b>Sold ID:</b>	<b>Seller DP Assist:</b>	<b>Current DOM:</b> 194
<b>Concession Type:</b>		<b>Concession Amt:</b>	<b>Total DOM:</b> 194

