

MLS#: 774845 St: CLOSD 1st Rgt: RES-Single Family

Short Sale Addendum Signed by Seller: N

4635 Seton Hall RD

LP/SqFt: \$100

Colorado Springs, CO 80918

County: El Paso

Area: N/E

Subarea: University Bluffs

Schedule#: 6321306055

Top: 4556

Side: 2556

Zone: HS, PUD

Zone Entity: ELP

SD: 11-Colorado Springs

Grd: Fremont

Mid: Russell

Hi: Wasson

Directions/Cross Streets:

Acres: 0.455

Lot SqFt: 19,815

From N Academy Turn West on Montebello. Turn Left on Rockhurst. Turn Left on Collegiate. Turn Right on Seton Hall



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virtual tour

virtual tour

YB: 2002 Tax/Yr:\$3,470/2011 SqFt Src: Assessor Records

HOA: \$295(Annual) Covenants: Y Management: Z & R

Property Management, (719) 594-0506 HOA: University Park

HOA, (719) 594-0506

Title Co: Unified Title Earnest:\$5,000 Holder: Unified Title

Company

Legal: LOT 18 UNIVERSITY BLUFFS FIL NO 4 PLAT 10764

Liv: 21 X 19 M	Beds: 7	Tot SqFt: 6,195	Baths: 5	Rgh In:
Din: 15 X 12 M	Main Lvl Bed: Y	Fin SqFt: 5,822	U 5pc: 0	L 5pc: 0
Kit: 20 X 18 M	MBR: 17 X 16 M	Above Grd: 3,711	U Full: 1	L Full: 0
Fam: 32 X 21 B	2BR: 17 X 12 U	Upper: 1,179	U 3/4: 0	L 3/4: 0
Oth1: 14 X 13 M	3BR: 17 X 12 U	Main: 2,532	U 1/2: 0	L 1/2: 0
Oth2: 14 X 14 B	4BR: 17 X 12 B	Lower: 0	M 5pc: 1	B 5pc: 0
Oth3: 14 X 13 M	5BR: 14 X 14 B	% Lwr Fin: 0%	M Full: 0	B Full: 2
Pat: 42 X 12	Office: M	Basement: 2,484	M 3/4: 1	B 3/4: 0
Garage #: 4		% Bas Fin: 85%	M 1/2: 0	B 1/2: 0
Gar Typ: Attached			Baths Totals:	
			5pc: 1 Full: 3	
			3/4: 1 Half: 0	

Exterior Amenities:

~GARAGE AMEN: Even with Main Level, Garage Door Opener, Oversized, Workshop ~CONSTRUCTION: Existing Home ~AJD PARCEL FOR SALE: N ~BUILDER: Symphony Homes ~FLOOR PLAN: 2 Story ~BSMT/FND: Full Basement, Garden Level, Walk Out ~STRUCTURE: Wood Frame ~SIDING: Stucco ~ROOF: Tile ~WINDOW: Vinyl ~PATIO/DECK DESC: Composite, Covered, Wood Deck ~DRIVEWAY: Concrete ~FENCE: None

Interior Amenities:

~FIREPLACE: Basement, Main, Gas, Two ~HEAT/AIR: Forced Air, Attic Fan, Ceiling Fan ~ENTRY: Wood ~FLOORS: Carpet, Wood, Tile ~APPLIANCES: Countertop System, Dishwasher, Disposal, Double Oven, Gas Grill, Gas in Kitchen, Kitchen Vent Fan, Microwave Oven, Oven, Range Oven (Gas/Elec), Range Top (Gas/Elec), Refrigerator, Self Cleaning Oven ~MISC INTERIOR: 6-Panel Doors, 9Ft + Ceilings, Beamed Ceilings, French Doors, Great Room, Vaulted Ceilings ~HANDICAP: Bathroom Access, Kitchen Access, Wheelchair Access, Wide Doors ~MASTER BATH AMENITIES: Fireplace, Ceramic Tile, Double Vanity, Free-standing Shower, Tub/Shower ~MASTER BED AMENITIES: Bath Adjoins, Carpet, Walk-in Closet, Walk-out ~LIVING DESC: Bookcases, Built-ins, Carpet, Fireplace, Great Room, Walk-out, Wood ~DINING DESC: Separate Dining ~DINING ATMOSPHERE: Carpet, Dining Area, Formal, Walk-out ~KITCHEN DESC: Counter Bar, Counter Top-Tile, Gourmet, Island, Walk-out, Wood ~FAMILY DESC: Bookcases, Built-ins, Carpet, Entertainment Center, Fireplace, Walk-out, Wet Bar ~LAUNDRY: Main, Electric Hook-up ~MISC ITEMS: Attic Storage, Auto Sprinkler System, Breakfast Bar, HOA Required \$, Kitchen Pantry, Security System, Wet Bar, Workshop ~RENTED EQUIP: Security System ~OTHER 1 DESC: Office with french doors ~OTHER 2 DESC: Bedroom ~OTHER 3 DESC: Breakfast Nook

Lot Information:

~LOT DESC: 360-degree View, Backs to Open Space, City View, Level, Mountain View, View of Pikes Peak, Sloping, Trees/Woods ~LOT LOCATION: Hiking Trail, Near Fire Station, Near Hospital, Near Park, Near Schools, Near Shopping Center ~LANDSCAPED: All ~UTILITY: Cable, Electricity Available, Electricity ~WATER: Municipal ~SANITATION: Sewer ~WELL PERMIT: N

Property Description:

~FEE INCLUDES: Covenant Enforcement, Management ~COMPLEX AMENITIES/RSTR: Green Areas, Playground

Offers/Financials:~TERMS OFFERED: Cash, Conventional, FHA, VA ~POSS TERMS: DOD ~POSS DATE: 11/06/12 ~EM PROM NOTE ACPT: N
~ASSUMABLE LOAN: N ~EQUITY:\$620,000 ~NOTICES: Not Applicable ~EXCLUSIONS: None ~EXTRAS: All new stainless kitchen appliances**Property Remarks:**

Gorgeous Custom Home in Beautiful University Bluffs with Breathtaking Views! 2 story home with over 6,000 sf. Spanish Style home with Tile Roof. Gorgeous gourmet kitchen with hardwood floors, tile counters, stainless steel appliances including double oven & refrigerator, warm eat-in nook surrounded by large windows & spectacular views. The Large Gourmet Kitchen opens to Great Room with Cathedral Ceilings and Wall to floor windows. The Great Room walks out to large deck that overlooks the city. Features and Amenities include: *Hickory Wood Floors on main level *Hickory Cabinets *Spacious Owners Retreat with huge private deck * Walk in closets in all great size bedrooms * Basement has rec room with wet bar and possible theatre area * Lots of room to entertain * Kitchen with Island and Breakfast Bar * Breakfast Nook that overlooks city * Mountain and City Views * Formal Dining Room with Arches * Butler's Pantry * Built in Cabinetry in Breakfast Nook * Large Laundry Room * Walk in kitchen pantry * Desk area in kitchen * Large Main Level Office with built in shelves * Walk in Shower in Master * Loft overlooking great room with built in shelves * Covered front Porch * 2 Fireplaces * 2 decks * Central Vac System * zoned heating *Backs to open space * Lots of Mature Tree's in backyard * 2nd Master Retreat in Basement * 10 Ft Ceilings * Oversized 4 car Tandem Garage * 42x12 Deck from main level * Lower Level Covered Deck * Luxury living at its best. A must see!

Office: 00002014-Pink Realty, Inc. (719)277-7465 Fax:(888)256-0766**Salesman:** 016217-Monica Margareta Breckenridge CDPE (719)277-7465 Fax: (888)256-0766 PinkTeam@PinkRealty.com**Co-List:** James Russell Breckenridge (719)339-0500 Fax: (800)677-3253 Russ@PinkRealty.com**Appt/Cont:** Showings.com 303-573-7469**Incentives:****TB:%,3 BA:%,3 TA:ERS SL:FS Var:N****Key:**RSC Infrared Lock Box**Occupied:** None**Seller Name:** SUNWEST MORTGAGE INC and BRANDT, ANDRE**VOW: Y Blog: N AVM: N Elect Ad: A Display Address: Y****Show Instr:** Appointment Only**Sold Information:****Sold Broker:** 00002014-Pink Realty, Inc. (719)277-7465 Fax:(888)256-0766**Sold Salesman:** 016217-Monica Margareta Breckenridge CDPE (719)277-7465 Fax:(888)256-0766**SP:\$603,900 SP/SqFt: \$97.482 Sold Date:12/27/12 Off Mkt Date:11/19/12 Sold Terms: CONV****Sold Concessions:** 6743**Quality Below Grade Interior:****CDOM:51 DOM:13 Orig LP:\$620,000**

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Copyright © 2012 - RSC
Amazing Great Room with Floor to Ceiling Windows!



Copyright © 2012 - RSC
Amazing Gourmet Chef's Dream Kitchen with Island and Breakfast Bar Seating!



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6 Burner range, Tile Countertops, and Kickory Cabinets!



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View of Kitchen to the Great Room! Entertainers Dream Home!



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Hiclory Cabinets are in Prestine Condition!



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Amazing Views From Deck



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Dining Nook off kitchen with Amazing Views and Extra Cabinetry



Copyright © 2012 - RSC

Amazing Soaking Tub with Picture Perfect View!



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Absolute Dream Master Bath!



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Walk in Shower with Spanish Tile, 2 shower heads, and Seat!



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Awesome Master Retreat with Walk out to Deck and Built In!



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Cozy Master with Vaulted Ceilings and Amazing City Views!



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Family Room with Walkout to secondary Deck

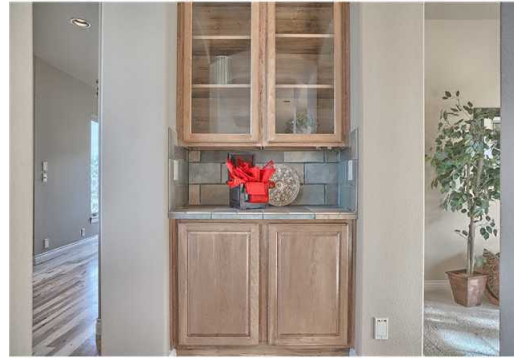


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Spacious Rec Room with Built in Shelving and Game area



Copyright © 2012 - RSC
Wet Bar and Game Area/Could be a theatre area as well!



Copyright © 2012 - RSC
Butlers Pantry



Copyright © 2012 - RSC
Formal Dining Room with Arches!



Copyright © 2012 - RSC
Another View of the Deck!



Copyright © 2012 - RSC
Formal Dining Room!



Copyright © 2012 - RSC
Loft Area that overlooks the great room!



Copyright © 2012 - RSC
Office on Main Level Across from Master has Mountain Views and Built in Shelving!



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Bath Upstairs has dual sinks!



Copyright © 2012 - RSC
Bathtub Upstairs!