

Customer Full Report

RESIDENTIAL-Single Family-Detached



MLS#: **7121481** CDOM: **1**  
 Status: **Under Contract - Showing**  
 Price: **\$1,850,000** 1st Right of Refusal: LP/SF: **\$358**  
 Detached Living Quarters Included:  
**321 Thunder Ridge DR** County: **Teller**  
**Woodland Park, CO 80863** Schedule#: **6431192030060**  
 Sub Area: **Paradise of Colorado**

COMMUNITY

Directions: **Going West on Highway 24, Take a right on Baldwin Street (at the McDonalds) Turn right on Skyline Drive, Turn left on Thunder Ridge Drive, Home is on the Right**

School District: **Re2-Woodland Park** Grade School: **Columbine**  
 Middle School: **Woodland Park** High School: **Woodland Park**  
 Taxes: **\$9,580** Tax Year: **2023**  
 Covenants: **Yes** Complex Name:  
 Mgmt Name: Mgmt Phone:  
 HOA 1: HOA 1 Dues: **\$0 Not Applicable**  
 HOA 2: HOA 2 Dues:  
 HOA 2 Dues Include:  
 Metro District 1: **Paradise of Colorado Metropolitan District** Metro Dist 1 Dues: **\$0 Not Applicable**  
 MetroDist1 Dues Incl:  
 MetroDist1 Website: **www.paradisecmd.com**  
 Metro District 2: Metro Dist 2 Dues:  
 MetroDist2 Dues Incl:  
 MetroDist2 Website:  
 Community Features: **Hiking or Biking Trails**  
 Pets Allowed: **Yes** Pets Number: Pet Weight Limit: Pet Type:  
 Pet Comments:

SQUARE FEET

Year Built: **2021** Construction Status: **Existing Home** Estimated Completion Date:  
 Total Sqft: **5,167** Floor Plan: **Ranch** Builder Model: **Colonel Cottage**  
 Finished Sqft: **5,167** Unit Desc:  
 Above Grade Sqft: **2,612** Structure: **Wood Frame**  
 Upper Sqft: **0** SqFt Source: **Building Plans**  
 Main Sqft: **2,612** Outbuildings:  
 Lower Sqft: **0**  
 % Lower Fin: **0**  
 Basement Sqft: **2,555** Basement/Foundation: **Full Basement, Walk Out**  
 % Basement Finished: **100**  
 Patio/Deck: **54 x 14** Patio/Deck Desc: **Composite, Covered, See Prop Desc Remarks**  
 Gar (Parking) #: **4** Gar (Parking) Type: **Attached** Garage Remotes: **4**  
 Garage Amen: **Even with Main Level, Garage Door Opener, Oversized, Workshop**  
 Roofing: **Composite Shingle** Window Type: **Vinyl**  
 Siding: **Cedar, Stone, Stucco**

BATHS

Baths: **5** Rough-Ins:  
**Bathroom (Full): L** Total Upper Bth: **0** Total Full Bth: **3**  
**Bathroom (Full): M** Total Main Bth: **3** Total 3/4 Bth: **1**  
**Bathroom (Full): M** Total Lower Bth: **2** Total 1/2 Bth: **1**  
**Bathroom (3/4): L** Total Basement Bth: **0**  
**Bathroom (1/2): M**

Master Bath Amenities: **5-Pc Bath, Ceramic Tile, Double Vanity, Free-standing Shower, Tub**

ROOMS

Beds Total: **5** Main Lvl Bed: **Yes** Main Beds: **2** Upper Beds: **0** Lower Beds: **3** Basement Beds: **0**

Bedroom - Master: **M 18x15 Bath Adjoins, Carpet, Walk-in Closet, Walk-out**  
 Bedroom: **L 16x12 Bath Adjoins, Carpet, Walk-in Closet**  
 Bedroom: **L 16x13 Bath Adjoins, Carpet**  
 Bedroom: **M 16x13 Bath Adjoins, Carpet, Walk-in Closet**  
 Bedroom: **L 18x14 Bath Adjoins, Carpet**  
 Dining Room: **M 16x14 Ceramic Tile, LR/DR Combo, Walk-out**  
 Family Room: **L 36x24 Carpet, Fireplace, Walk-out, Wet Bar**

Kitchen: **M 16x14 Breakfast Bar, Ceramic Tile, Counter Top-Stone, Gourmet, Island**  
 Laundry Space: **M 12x10 Door to garage, Electric Hook-up, Sink, Window**  
 Living Room: **M 24x20 Built-ins, Ceramic Tile, Fireplace, Great Room, Walk-out**  
 Office: **L 16x14 Carpet**

OTHER FEATURES

Fireplaces: **Gas, Lower Level, Main Level, Two**  
 Entry: **Ceramic Tile**  
 Floors: **Carpet, Ceramic Tile**  
 Misc. Interior Feat: **5-Pc Bath, 9Ft + Ceilings, Great Room, Vaulted Ceilings**  
 Misc. Items: **Breakfast Bar, High Speed Internet Avail., Humidifier, Kitchen Pantry, Secondary Suite w/in Home, See Prop Desc Remarks, Wet Bar, Window Coverings**  
 Rented Equipment:  
 Appliances: **220v in Kitchen, Dishwasher, Disposal, Double Oven, Gas in Kitchen, Kitchen Vent Fan, Microwave Oven, Oven, Range, Refrigerator, Self Cleaning Oven**  
 Laundry Facilities:  
 Extras: **Knotty pine ceilings beamed\*Alder Cabinets with Crown molding\*Upgraded stainless appliances\*Outstanding Prime bedroom with walk out, spacious walk in closet attached to laundry and 5 piece bath\*Luxury electric window treatments\*Second suite**  
 Exclusions: **Personal Items**

LOT

Legal Description: **L1R Paradise of Colorado 4**  
 Restrictions: **Architectural Control, No HUD Std Mfg, No Mobile, No UBC/IBC Std Mod**  
 Zoning: **SR** Zoning Entity: **Woodland Park**  
 Acres: **0.88**  
 Lot Sqft: **38,333** Lot Location: **Hiking Trail, Near Fire Station, Near Hospital, Near Park, Near Schools, Near Shopping Center**  
 Lot Desc: **Corner, Cul-de-sac, Mountain View, Trees/Woods, View of Pikes Peak, See Prop Desc Remarks**  
 Adjacent Parcel Available: **No**  
 Street Desc: **City/Town Road, Other**  
 Driveway: **Concrete** Alley: **None**  
 Fence:  
 Landscape: **All**

UTILITIES AND ENERGY

Well Total: Well Permit: Well Permit #:  
 Well Type:  
 Heating: **Forced Air, Natural Gas**  
 Cooling: **Ceiling Fan(s)**  
 Existing Water: **Municipal**  
 Sanitation: **Sewer**  
 Existing Utilities: **Electricity Connected, Natural Gas Connected**  
 HERS Year Certified: HERS Score: HERS Rating:  
 ENERGY STAR Year Certified: ENERGY STAR Qualified New Home: LEED Year Certified:  
 LEED for Homes: NAHB/NGBS-ICC 700 Year Cert: NAHB/NGBS-ICC 700:  
 Solar PV Year Installed: Solar PV Kilowatts: Solar PV:  
 Solar Thermal Year Installed: Solar Thermal:  
 Green Feature Addendum Uploaded: Solar Thermal Type:

PROPERTY REMARKS

Property Description Remarks:  
**Nestled amidst the majestic landscapes of Woodland Park, where the mighty Pikes Peak stands as a sentinel, the Colonel's Cottage exudes warmth, luxury, and charm at every turn. Tucked away on a quiet cul-de-sac and overlooking the pristine expanse of the National Forest, privacy becomes your faithful companion, embracing you in a cocoon of serenity and seclusion. As you step through the inviting threshold, the foyer embraces you with its grandeur. Gleaming Ceramic tile with the hardwood floor look whisper tales of timeless elegance, guiding your gaze towards the heart of the home—the Great room. Here, a stone gas fireplace stands as a beacon of comfort, casting a warm glow that dances across the walls, inviting you to unwind and create memories with loved ones. The kitchen, a culinary masterpiece, beckons with its granite countertops and custom Alder cabinets, while the farmhouse sink basks in the gentle caress of natural light pouring in through expansive windows. Space where laughter mingles with the aroma of home-cooked meals, where stories are shared over glasses of wine, and where culinary dreams take flight. Retreat to the master suite, a sanctuary of serenity and indulgence, where a lavish 5-piece bath awaits, complete with a soaking tub that promises to melt away the stresses of the day. As you step into the walk-in closet, adorned with custom shelving, you're enveloped in a sense of tranquility, knowing that every comfort has been meticulously considered. Venture downstairs to discover a haven of relaxation in the family room, where a second fireplace beckons with its comforting embrace, and a wet bar stands ready to quench your thirst for hospitality. Two additional bedrooms offer respite for guests or loved ones, each with its own unique charm and character. Outside, the covered patio invites you to linger beneath the star-studded sky, while the wooded surroundings whisper secrets of nature's beauty. The best views of Pikes Peak in all of Woodland Park .**

TERMS

Terms Offered: **Cash, Conventional, VA**

Possession Terms: **DOD**  
Earnest Money: **\$50000**  
Assumable Loan: **No**  
Assumption Info:  
Loan Balance:                      Payment:  
Notices: **Not Applicable**  
CDOM: **1**

Possession Date:                      EM Promissory Note Accepted: **No**  
Title Evidence: **Title Insurance**  
Current Appraisal:  
Existing Loan:                      2nd Mortgage:  
Payment Includes:                      Interest:  
  
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