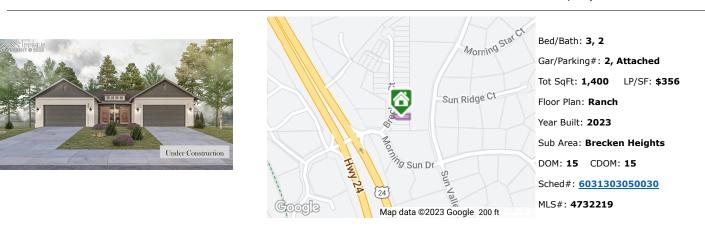
## **Cross Property Customer Full Report / Map**

Customer Full Report/Map

504 Brecken CT #A, Woodland Park, CO 80863 County: Teller

## **RESIDENTIAL-Townhouse-Attached**

Status: Active Price: \$499,000



				COMMUNITY			
Directions:	Highway 24	4 going west at	the first stop li	ght (Walmart on the	e left) turn right on M	lorning Sun then le	ft on Brecken Court
School District:	Re2-Woodl	and Park		Grade School:	Columbine		
Middle School:				High School:			
Taxes:	\$100			Tax Year:	2022		
Covenants:	Yes			Complex Name:	Brecken Heights		
Mgmt Name:	Brecken He	eights		Mgmt Phone:	719-357-3639		
HOA 1: HOA 1 Dues Include:	Covenant Enforcement, Trash Removal,			ee Show/Agent Rem	arks	HOA 1 Dues: <b>\$100</b>	Monthly
Pets Allowed:	Yes	Pets Number:	3	Pet Weight Limit:	50	Pet Type: Bird, Cat	, Dog, Fish
Pet Comments:	50 lb. Smal	ll to medium dog	js				
Year Built:	2023		tatus: Under Co	onstruction	Estimated Completio		
Total Sqft:	1,400	Floor Plan:	Ranch			Builder Model: Bree	cken Rancher
Finished Sqft:	1,400	Unit Desc:	End Unit				
Above Grade Sqft:	1,400	Structure:	Wood Frame				
Upper Sqft:	0	SqFt Source:	Building Plar	IS			
Main Sqft:	1,400	Outbuildings:					
_ower Sqft:	0						
% Lower Fin:	0						
Basement Sqft:	0	Basement/Foundation: Crawl Space					
% Basement Finished:	0						
Patio/Deck:	8 x 10	Patio/Deck Des	c: Composite				
Gar (Parking) #:	2	Gar (Parking)	Type: Attached			Garage Remotes:	1
				BATHS			
Baths: <b>2</b>				Rough-Ins:			
Bathroom (Full): M Bathroom (3/4): M				Total Upper Bth: Total Main Bth: Total Lower Bth: Total Basement Bth:	0 2 0 0	Total Full Bth: Total 3/4 Bth: Total 1/2 Bth:	1 1 0
Master Bath Amenities:	Carpet, Do	uble Vanity, Fre	e-standing Sho	wer, Wood ——— ROOMS ——			
Beds Total: <b>3</b>		Main Level Bed	room: <b>Yes</b>	Main Beds: 3	Upper Beds: 0	Lower Beds: 0	Basement Beds: <b>0</b>
Bedroom - Master: M Bedroom: M Bedroom: M Kitchen: M	10x10 10x10	Carpet Carpet	Carpet, Walk-i Stone, Eat-In/(				
Laundry Space: M Living Room: M	8x6	Electric Hook-					
Roofing:	Composite Shingle				Window Type:	Vinyl	
Siding:	Stone, Stud	-			/ F	•	

23, 3:15 PM				Matrix				
Fireplaces:	See Prop Desc Remarks							
Misc. Interior Feat:	9Ft + Ceilings, Great Room, Vaulted Ceilings, See Prop Desc Remarks							
Misc. Items:	Breakfast Bar, High Speed Internet Avail., HOA Required \$, Kitchen Pantry							
Appliances:	Dishwasher, Microwave Oven, Range Oven							
Laundry Facilities:	Electric Hook-up, Main							
Extras:	New Construction*Trendy style with open Concept floor plan*Main level living							
Exclusions:	None							
			LO	г ———				
Legal Description:	Lot 2, Brecken Heights ( Lot 2A)							
Zoning:	PUD	Zoning Entity	y: Woodland	Park				
Acres:	0.00	Lot Sqft:	0					
Lot Location:	Hiking Trail, Near Fire Station, Near Hospital, Near Park, Near Schools, Near Shopping Center							
Lot Desc:	Backs to City/Cnty/State/Natl OS, Cul-de-sac, Level, Mountain View, View of Pikes Peak							
Driveway:	Concrete			Alley:	None			
Fence:	See Prop Desc Remarks			Landscape:	Front			
			- UTILITIES AN	ID ENERGY				
Heating:	Forced Air, Natural Gas							
Cooling:	None							
Existing Water:	Municipal							
Sanitation:	Sewer							
Existing Utilities:	Electricity, Natural Gas							
Green Feature Adder	ndum Uploaded: No	Solar Therma	al Type:					
				REMARKS				

and easy access. Homes are scheduled to be completed January 2024. Three color selections for interior finishes are available for buyers to choose from. Fireplace and or Skylight is a buyer option for additional costs. Vaulted ceilings, Hardwood flooring, granite countertops, upscale cabinetry, trex front decking, walk out to back patio, breakfast bar, 2 car garage, optional gas fireplace available as an upgrade, optional skylight available as an upgrade, zero scape front yard with landscaping, back yard has natural fencing along back property line. Lots border City park. At the end of the cul-de-sac is another HOA park. HOA provides covenant enforcement which includes pet limitations, 2 car garage and 1 car allowed in driveway, no over night street parking, Zero scape front yard maintenance and trash. Top of the line builder with top of the line construction. Pikes Peak Views. Model Home now available to view!

TERMS							
Terms Offered:	Cash, Conventional, VA	1st Right of Refusal:					
Possession Terms:	DOD Possession Date:		Earnest Money Promissory Note Accepted: ${\bf N}$				
Earnest Money:	\$15000	Earnest Money Hol	der: <b>Builder</b>				
Title Company:	Fidelity National Title	Title Evidence:	Title Insurance				
Assumable Loan:	No	Current Appraisal:					
Notices:	Builder Owned						

CDOM: 15

MLS#: 4732219