

### Cross Property Customer Full Report /Map

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**RESIDENTIAL-Townhouse-Attached**

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

Status: **Active**  
Price: **\$499,000**



Bed/Bath: **3, 2**  
Gar/Parking#: **2, Attached**  
Tot SqFt: **1,400** LP/SF: **\$356**  
Floor Plan: **Ranch**  
Year Built: **2023**  
Sub Area: **Brecken Heights**  
DOM: **15** CDOM: **15**  
Sched#: [6031303050030](#)  
MLS#: **4732219**

COMMUNITY

Directions: **Highway 24 going west at the first stop light (Walmart on the left) turn right on Morning Sun then left on Brecken Court**  
 School District: **Re2-Woodland Park** Grade School: **Columbine**  
 Middle School: High School:  
 Taxes: **\$100** Tax Year: **2022**  
 Covenants: **Yes** Complex Name: **Brecken Heights**  
 Mgmt Name: **Brecken Heights** Mgmt Phone: **719-357-3639**  
 HOA 1: HOA 1 Dues Include: **Covenant Enforcement, Trash Removal, See Show/Agent Remarks** HOA 1 Dues: **\$100 Monthly**  
 Pets Allowed: **Yes** Pets Number: **3** Pet Weight Limit: **50** Pet Type: **Bird, Cat, Dog, Fish**  
 Pet Comments: **50 lb. Small to medium dogs**

SQUARE FEET

Year Built: **2023** Construction Status: **Under Construction** Estimated Completion Date: **12/29/23**  
 Total Sqft: **1,400** Floor Plan: **Ranch** Builder Model: **Brecken Rancher**  
 Finished Sqft: **1,400** Unit Desc: **End Unit**  
 Above Grade Sqft: **1,400** Structure: **Wood Frame**  
 Upper Sqft: **0** SqFt Source: **Building Plans**  
 Main Sqft: **1,400** Outbuildings:  
 Lower Sqft: **0**  
 % Lower Fin: **0**  
 Basement Sqft: **0** Basement/Foundation: **Crawl Space**  
 % Basement Finished: **0**  
 Patio/Deck: **8 x 10** Patio/Deck Desc: **Composite**  
 Gar (Parking) #: **2** Gar (Parking) Type: **Attached** Garage Remotes: **1**

BATHS

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

Master Bath Amenities: **Carpet, Double Vanity, Free-standing Shower, Wood**

ROOMS

Beds Total: **3** Main Level Bedroom: **Yes** Main Beds: **3** Upper Beds: **0** Lower Beds: **0** Basement Beds: **0**  
**Bedroom - Master: M 12x12 Bath Adjoins, Carpet, Walk-in Closet**  
**Bedroom: M 10x10 Carpet**  
**Bedroom: M 10x10 Carpet**  
**Kitchen: M 14x14 Counter Top-Stone, Eat-In/Country, Wood**  
**Laundry Space: M 8x6 Electric Hook-up**  
**Living Room: M 14x16 Carpet, Great Room, Walk-out**

OTHER FEATURES

Roofing: **Composite Shingle** Window Type: **Vinyl**  
 Siding: **Stone, Stucco**

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**

LOT

Legal Description: **Lot 2, Brecken Heights ( Lot 2A)**  
 Zoning: **PUD** Zoning Entity: **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 AND ENERGY

Heating: **Forced Air, Natural Gas**  
 Cooling: **None**  
 Existing Water: **Municipal**  
 Sanitation: **Sewer**  
 Existing Utilities: **Electricity, Natural Gas**  
 Green Feature Addendum Uploaded: **No** Solar Thermal Type:

PROPERTY REMARKS

Property Description Remarks:  
**The Homes at Brecken Heights - Newest Homes in Woodland Park - All Main level living - Stylish and Trendy! Great location 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: **N**  
 Earnest Money: **\$15000** Earnest Money Holder: **Builder**  
 Title Company: **Fidelity National Title** Title Evidence: **Title Insurance**  
 Assumable Loan: **No** Current Appraisal:  
 Notices: **Builder Owned**

CDOM: 15

MLS#: 4732219