

**MLS#: 718385**   **St: ACT**   **1st Rgt:**   RES-Single Family   **LP: \$195,000**  
**42 Cheyenne BL**   **LP/SqFt: \$111**  
 Colorado Springs, CO 80906   **County: El Paso**  
**Area: S/W**   **Subarea: Ivywild**  
**Schedule#: 6430207010**   **Top: 4455**   **Side: 2788**  
**Zone: R-5**   **Zone Entity: COS**  
**SD: 11-Colorado Springs**   **Grd:**  
**Mid:**   **Hi:**  
**Directions/Cross Streets:**   **Acres: 0.22**   **Lot SqFt: 9,583**  
 NE corner Cheyenne Blvd and Woodburn



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YB: 1932 Tax/Yr:\$937/2007	SqFt Src: Realtor Measured	<b>Liv:</b> 20 X 15 M	<b>Beds:</b> 3	<b>Tot SqFt:</b> 1,763	<b>Baths:</b> 2	<b>Rgh In:</b>
HOA: \$0(Not Applicable)	Covenants: N	<b>Din:</b> 10 X 9 M	<b>Main Lvl Bed:</b> Y	<b>Fin SqFt:</b> 1,763	<b>U 5pc:</b> 0	<b>L 5pc:</b> 0
Title Co: Unified Title		<b>Kit:</b> 14 X 13 M	<b>MBR:</b> 22 X 10 M	<b>Above Grd:</b>	<b>U Full:</b> 0	<b>L Full:</b> 0
		<b>Fam:</b> 0 X 0	<b>2BR:</b> 11 X 10 M	<b>Upper:</b> 0	<b>U 3/4:</b> 0	<b>L 3/4:</b> 0
		<b>Oth1:</b>	<b>3BR:</b> 15 X 14 M	<b>Main:</b> 1,347	<b>U 1/2:</b> 0	<b>L 1/2:</b> 0
		<b>Oth2:</b>	<b>4BR:</b> 0 X 0	<b>Lower:</b> 0	<b>M 5pc:</b> 0	<b>B 5pc:</b> 0
		<b>Oth3:</b>	<b>5BR:</b> 0 X 0	<b>% Lwr Fin:</b> 0%	<b>M Full:</b> 2	<b>B Full:</b> 0
		<b>Pat:</b>	<b>Office:</b>	<b>Basement:</b> 416	<b>M 3/4:</b> 0	<b>B 3/4:</b> 0
		<b>Garage #:</b> 1		<b>% Bas Fin:</b> 100%	<b>M 1/2:</b> 0	<b>B 1/2:</b> 0
		<b>Gar Typ:</b> Attached			<b>Baths Totals:</b>	
					5pc:0 Full:2	
					3/4:0 Half:0	

Legal: S 100' of lot 2 bk4 Ivywild Add 1

**Exterior Amenities:**

~CONSTRUCTION: Existing Home ~AJD PARCEL FOR SALE: N ~FLOOR PLAN: Ranch ~BSMT/FND: Partial Basement ~STRUCTURE: Framed on Lot ~SIDING: Stucco

**Interior Amenities:**

~FIREPLACE: Wood ~HEAT/AIR: Forced Air ~GREEN FEAT ADD: N ~LAUNDRY: None

**Lot Information:**

~LOT DESC: Corner ~UTILITY: Cable, Electricity, Natural Gas, Telephone ~WATER: Municipal ~SANITATION: Sewer ~WELL PERMIT: N

**Property Description:****Offers/Financials:**

~TERMS OFFERED: Cash, Conventional, CTL/Qualify, FHA, Lease/Option, Other, Owner Carry, Trade/Exchange, VA, See Show Agent Remarks  
 ~POSS TERMS: DOD ~ASSUMABLE LOAN: N ~EQUITY:\$195,000 ~REQ NOTICES: Not Applicable

**Property Remarks:**

**Office:** 00001480-Allen Realty (719)685-0707 Fax:(719)685-0400

**Salesman:** 014181-Blake Allen (719)685-0707 Fax: (719)685-0400 [blakejallen@hotmail.com](mailto:blakejallen@hotmail.com) Add'l Ph: (719)685-0770

**Co-List:**

**Appt/Cont:** Allen Realty 719 685-0707

**Incentives:**

**TB: %3% BA: %3% TA:ERS SL:FS Var:N**

**Key:** See Show Agent Remarks

**Occupied:** None **Seller Name:**

**VOW: Y Blog: N AVM: N Elect Ad: A Display Address: Y**

**Show Instr:** See Show Agent Remarks

**Show/Ag Remarks:**

Cooperative Tenant prefers 24 hours notice, please call 719-685-0707, we will try to get you in on shorter notice if possible.

**Sold Information:****Sold Broker:****Sold Salesman:****Sold Concessions:****Quality Below Grade Interior:****Sold Remarks:****Personal Property Included:**

**CDOM:388 DOM:23 Orig LP:\$195,000**