

\$3,900,000 - 2746 Cathedral Rock View, Colorado Springs

MLS® #1746791

\$3,900,000

5 Bedroom, 4.00 Bathroom, 4,460 sqft
Residential on 0.48 Acres

Cathedral Ridge at Garden of the Gods Club,
Colorado Springs, CO

Unobstructed, straight-on view of Pikes Peak and Garden of the Gods!!! This gorgeous custom-built ranch home on the ridge of the exclusive gated-community of Cathedral Ridge at Garden of the Gods is a show stopper! Main level living offers a Great Room w/ gas fireplace, laundry room, 1/2 bath, Gourmet kitchen w/ Taj Mahal quartzite countertops, counter-to-ceiling cabinetry, expansive island w/ seating, stainless steel appliances & under cabinet lighting. Primary Suite w/ generous walk-in closet, double-sided gas fireplace, and ensuite spa bath w/ heated flooring, zero-entry steam shower, and soaking tub. Finished basement highlights a Family Room w/ gas fireplace & built-ins, two bedrooms that share a full bath, and a storage room. Back deck oasis will blow you away showcasing three separate areas (dining area, cozy fire pit, and conversation sitting area) for outdoor entertaining right on the edge of the Mesa! Lower covered patio w/ sunken hot tub. Three-car attached garage w/ Tesla EV charging station & epoxy floors. Home amenities include central air, solar panels, lightning mitigation system, Class IV hail resistant tile roof, emergency generator, surge and EMP protector, safe room, Rolladen hurricane shutters, extra wind protection, foam insulation construction, radon mitigation system, Crestron home automation system,



two water heaters, reinforced stairwell walls, exterior holiday Jellyfish lighting, humidifier, and Mortise locks on front door & garage. HOA dues include gated security, snow removal on private streets & trash removal. Walking distance to the Garden of the Gods Club & Resort, which offers numerous amenities including spa, gym, swimming pools, hot tubs, pickleball & tennis courts, and fine dining, with club membership. Plentiful hiking & biking trails close by. Excellent location only minutes from downtown, Manitou Springs, & Kissing Camels Golf Club. Rare opportunity to acquire a one-of-a-kind property on the rim in exclusive Cathedral Ridge!

Built in 2014

Essential Information

MLS® #	1746791
Price	\$3,900,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Square Footage	4,460
Acres	0.48
Year Built	2014
Type	Residential
Sub-Type	Single Family
Status	Active

Community Information

Address	2746 Cathedral Rock View
Subdivision	Cathedral Ridge at Garden of the Gods Club
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80904

Amenities

Amenities	Green Areas, Gated Community
Utilities	Cable, Electricity Available, Gas Available, Solar
# of Garages	3
Garages	Garage Door Opener, See Property Description Remarks

Interior

Interior Features	5-Pc Bath, 9Ft + Ceilings, Beamed Ceilings, Crown Molding, Great Room
Appliances	Dishwasher, Disposal, Dryer, Microwave Oven, Refrigerator, Washer, 220v in Kitchen, Double Oven, Gas in Kitchen, Hot Tap Dispenser, Kitchen Vent Fan, Range Top (Gas/Elec), Self Cleaning Oven
Heating	Forced Air, Natural Gas, Radiant
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Three, Basement, Gas, Main
Stories	Ranch
Has Basement	Yes

Exterior

Exterior	Stucco
Lot Description	Level, Cul-de-sac, Mountain View, View of Pikes Peak, View of Rock Formations
Roof	Tile
Construction	Existing Home
Foundation	Full Basement

School Information

District	11-Colorado Springs
Elementary	Howbert
Middle	Holmes
High	Coronado

Additional Information

HOA Fees	1014.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	The Platinum Group
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