

\$899,999 - 1502 Manitou Boulevard, Colorado Springs

MLS® #2233867

\$899,999

Bedroom, Bathroom,
Income on 0.93 Acres

Old Colorado City, Colorado Springs, CO

Come take a look at this gorgeous, spacious property with a duplex that sits on nearly an acre and backs to open space. The development/financial potential on this property is great! The home is conveniently located near highways, restaurants, shopping, downtown and OCC. . There are two separate living spaces. The lower(Unit B) with 2 beds and 2 baths and the upper(Unit A) boasts 4 bedrooms and 3 bathrooms. There is beautiful hardwood flooring in the upper level, and high end laminate in the lower level. The kitchen on Unit A features granite counters, a granite composite sink along with rustic alder cabinetry, a wine fridge, an island with a breakfast bar and a gas stove. This connects to the dining room which flows right into the spacious living room with a gas fireplace. Down the hall you'll find a bedroom, a half bath and a large primary bedroom with an en suite 5-piece bathroom. As you head up the stairs you are met with a family room and two other bedrooms. The upper level(Unit A) also has a separate, spacious outdoor wooden deck & covered concrete patio with a hot tub pad ready to go! The Lower level(Unit B) (with private entrance!), has two large bedrooms and two full attached bathrooms. Could make for a great mother-in-law suite, complete with a full, custom kitchen, living room, dining room, a covered, composite deck with fans and shades perfect to enjoy a summer sunset. This home has hot water radiant heat throughout, with four separate zones. The yard backs to open



space with hiking trails and wildlife. All of this comes with a 2-car detached garage, 3 car carports, storage rooms, RV parking with 30 amp electrical hookup, fenced dog run and a huge workshop area. This property has the potential to be subdivided and additionally developed! Don't miss your opportunity on this one. Book your showing today!

Built in 1905

Essential Information

MLS® #	2233867
Price	\$899,999
Acres	0.93
Year Built	1905
Type	Income
Sub-Type	Duplex
Status	Under Contract - Showing

Community Information

Address	1502 Manitou Boulevard
Subdivision	Old Colorado City
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80904

Amenities

Utilities	Electricity, Natural Gas Connected
Parking Spaces	11

Interior

Appliances	220v in Kitchen, Dryer, Disposal, Dishwasher, Gas in Kitchen, Microwave Oven, Oven, Refrigerator, Range Oven (Gas/Elec), Range Top (Gas/Elec), Washer
Heating	Hot Water, Natural Gas, Radiant
Cooling	Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1

Fireplaces	One, Gas, Upper
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Exterior

Exterior	Stucco
Roof	Composite Shingle
Foundation	Slab

School Information

District	11-Colorado Springs
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Listing Details

Listing Office	REMAX PROPERTIES
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