

# \$625,000 - 806 E Platte Avenue, Colorado Springs

MLS® #2451557

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,780 sqft

Residential on 0.11 Acres

Boulder Heights, Colorado Springs, CO

BEAUTIFUL VICTORIAN HOME + ADU IN DOWNTOWN COLORADO SPRINGS! A rare opportunity to own a one-of-a-kind property on one of the city's most iconic streets. Live in the main house and let the fully finished ADU help cover your mortgage, or maximize income potential with both units – an exceptional setup for investors or owner-occupants alike.

The main home is a lovingly maintained turn-of-the-century Victorian, blending historic charm with modern updates. The layout is ideal for everyday living, with a welcoming kitchen, dining, living room, and powder bath on the main level. Upstairs offers three bedrooms and two bathrooms, including a spacious primary suite. A large unfinished basement with laundry provides ample storage or expansion potential. Updates include fresh interior and exterior paint, stylish bathroom upgrades, and custom window treatments. The lot also boasts plentiful off-street parking and a private fenced backyard.

The fully permitted 2022 garage conversion created a high-end ADU – one of downtown's most unique guest cottages. At 525 sq ft, this 1 bed, 1 bath unit is designed with luxury finishes and an efficient layout that feels larger than its size. Whether you use it as a short-term rental, long-term lease, private office, or guest house, it's an income-generating powerhouse that adds



tremendous value to the property.

The location seals the deal – just off the Platte bridge with a quick stroll into the heart of Downtown. Steps from Shooks Run Trail, you’ll enjoy access to parks, walking paths, and some of the best biking in the Springs. Between the historic home, the ADU, and the unmatched location, this is both a lifestyle property and a smart investment – opportunities like this don’t come around often!

Built in 1893

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | 2451557       |
| Price          | \$625,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Square Footage | 1,780         |
| Acres          | 0.11          |
| Year Built     | 1893          |
| Type           | Residential   |
| Sub-Type       | Single Family |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 806 E Platte Avenue |
| Subdivision | Boulder Heights     |
| City        | Colorado Springs    |
| County      | El Paso             |
| State       | CO                  |
| Zip Code    | 80903               |

**Amenities**

|           |                                                     |
|-----------|-----------------------------------------------------|
| Utilities | Cable Connected, Electricity, Natural Gas Connected |
|-----------|-----------------------------------------------------|

**Interior**

|              |                              |
|--------------|------------------------------|
| Heating      | Forced Air, Baseboard        |
| Cooling      | Ceiling Fan(s), Wall Unit(s) |
| # of Stories | 1                            |
| Stories      | 1.5 Story                    |
| Has Basement | Yes                          |

## Exterior

|                 |                   |
|-----------------|-------------------|
| Exterior        | Wood              |
| Lot Description | City View, Level  |
| Roof            | Composite Shingle |
| Construction    | Existing Home     |
| Foundation      | Partial Basement  |

## School Information

|            |                     |
|------------|---------------------|
| District   | 11-Colorado Springs |
| Elementary | Columbia            |
| Middle     | North               |
| High       | Palmer              |

## Additional Information

|                |                |
|----------------|----------------|
| HOA Fees       | 0.00           |
| HOA Fees Freq. | Not Applicable |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Coldwell Banker Realty |
|----------------|------------------------|



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