

\$395,000 - 105 Bonfoy Avenue, Colorado Springs

MLS® #3025536

\$395,000

4 Bedroom, 2.00 Bathroom, 2,140 sqft

Residential on 0.18 Acres

Knob Hill, Colorado Springs, CO

Now here is an opportunity! This 4-bedroom, 2-bathroom home with many recent updates offers an exceptional opportunity for homeowners and investors alike. Perfectly located and zoned C6, this property is uniquely set up to function as a duplex-style residence, featuring separate entrances—ideal for multi-generational living or potential rental income. Investors—finally, a property in Colorado where the cashflow and returns can actually work. With zoning that allows for the addition of a third unit, this home delivers excellent return potential for the savvy investor looking to maximize property value and cash flow. This property already has a proven cashflow record as a duplex. Recent upgrades enhance the home's appeal and efficiency, including: 2 full kitchens - lower unit kitchen recently remodeled. Fresh interior and exterior paint. New gutters. Boiler system and a ductless zone cooling system installed within the last 3 years. Newly updated bathrooms with subway tile and LVP flooring. This 8000 sq ft lot has newer landscaping including a sprinkler and drip system. Plenty of storage and space with an oversized attached 2 car garage and storage shed. The backyard also has alley access. The layout and improvements support both comfortable living and long-term growth possibilities. Whether you—re looking to live in one unit and rent the other, or develop a third, this property is your flexible canvas for personal or investment success. On top of all this, downtown Colorado



Springs is only 5 minutes away! Don't miss this rare opportunity to own a turnkey property with built-in income potential and future development options.

Built in 1942

Essential Information

MLS® #	3025536
Price	\$395,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,140
Acres	0.18
Year Built	1942
Type	Residential
Sub-Type	Single Family
Status	Active

Community Information

Address	105 Bonfoy Avenue
Subdivision	Knob Hill
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80909

Amenities

Utilities	Cable, Electricity Available, Gas Available, Telephone
# of Garages	2
Garages	Garage Door Opener

Interior

Appliances	Disposal, Dishwasher, Microwave Oven, Range Oven (Gas/Elec)
Heating	Baseboard, Heat Pump, Hot Water, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
Fireplaces	Gas, Insert, Main

Stories	Ranch
Has Basement	Yes

Exterior

Exterior	Stucco, Wood
Lot Description	Level, Trees/Woods
Roof	Composite Shingle
Construction	Existing Home
Foundation	Full Basement

School Information

District	11-Colorado Springs
Elementary	Rogers
Middle	Galileo
High	Palmer

Additional Information

HOA Fees	0.00
HOA Fees Freq.	Not Applicable

Listing Details

Listing Office	Real Broker, LLC DBA Real
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