

# \$349,000 - 416 W Rockrimmon Boulevard B, Colorado Springs

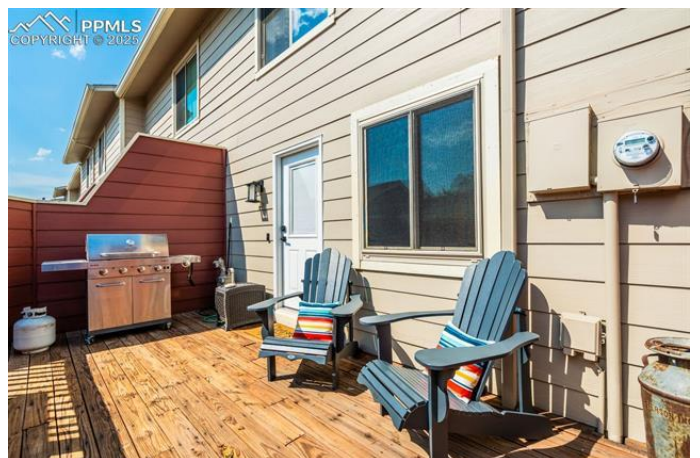
MLS® #5962547

**\$349,000**

3 Bedroom, 3.00 Bathroom, 1,863 sqft  
Residential on 0.02 Acres

The Townhomes at Rockrimmon, Colorado Springs, CO

Prepare to be captivated! This immaculate remodeled 3 bedroom townhome shows pride of ownership throughout and offers a lifestyle of comfort and convenience. As you enter be sure to notice the beautiful LVP flooring throughout the main level. To your right is the kitchen with stone countertops, gleaming stainless steel appliances and there is space for a small table/breakfront. A window style opening looking from the kitchen through to the large living/dining room offering a gas fireplace and the slider leading to a cosy back deck that overlooks serene green space recently replanted (by the HOA) with native buffalo grasses to help conserve water. The main floor has a convenient half bath. Enjoy your coffee on the private front deck. Head upstairs, the primary bedroom is spacious, with two closets, carpet, ceiling fan and door to the light and bright bathroom with double vanities, a large, luxurious shower and skylight. The second bedroom with large closet completes the upper level. Current owner had installed beautiful new luxury vinyl windows, a new slider to the back patio and a new front door with an integral blind. These recently installed windows/doors come with a 40-year transferrable warranty. Current owner also installed a new hot water heater in 2023. Now head downstairs to the carpeted basement which is the third bedroom with its



own closet and fireplace. The 3rd bedroom is currently set up as a large family room with wood fireplace, bathroom and laundry This space could be reconfigured to the 3rd bedroom as needed. The exterior of this unit was repainted in 2022. A detached, south-facing 2-car garage provides ample parking, along with an additional parking apron for two vehicles. Enjoy a carefree lifestyle with the HOA handling exterior maintenance, lawn care, common utilities, covenant enforcement, and trash removal. Close to Ute Valley Park/Trails, D-20 schools, shopping. Easy access to I-25. Don't wait to make this exceptional townhome your own.

Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 5962547     |
| Price          | \$349,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Square Footage | 1,863       |
| Acres          | 0.02        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Townhouse   |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 416 W Rockrimmon Boulevard B |
| Subdivision | The Townhomes at Rockrimmon  |
| City        | Colorado Springs             |
| County      | El Paso                      |
| State       | CO                           |
| Zip Code    | 80919                        |

**Amenities**

|              |                                       |
|--------------|---------------------------------------|
| Amenities    | Club House, Green Areas, Pool, Tennis |
| Utilities    | Electricity, Natural Gas Connected    |
| # of Garages | 2                                     |
| Garages      | Garage Door Opener                    |
| Has Pool     | Yes                                   |

### Interior

|              |                                            |
|--------------|--------------------------------------------|
| Appliances   | Range Top (Gas/Elec), Dishwasher, Disposal |
| Heating      | Forced Air, Natural Gas                    |
| Cooling      | Ceiling Fan(s)                             |
| Fireplace    | Yes                                        |
| Fireplaces   | Wood, Basement, Gas, Main                  |
| # of Stories | 2                                          |
| Stories      | 2 Story                                    |
| Has Basement | Yes                                        |

### Exterior

|                 |                   |
|-----------------|-------------------|
| Exterior        | Wood              |
| Lot Description | Level             |
| Roof            | Composite Shingle |
| Construction    | Existing Home     |
| Foundation      | Full Basement     |

### School Information

|          |            |
|----------|------------|
| District | 20-Academy |
|----------|------------|

### Additional Information

|                |         |
|----------------|---------|
| HOA Fees       | 375.00  |
| HOA Fees Freq. | Monthly |

### Listing Details

|                |           |
|----------------|-----------|
| Listing Office | HomeSmart |
|----------------|-----------|



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