

# \$525,000 - 6806 Whitebark Lane, Colorado Springs

MLS® #6167616

**\$525,000**

4 Bedroom, 3.00 Bathroom, 3,234 sqft

Residential on 0.18 Acres

Banning Lewis Ranch, Colorado Springs, CO

BANNING LEWIS CORNER LOT with no neighbors directly in front. Enter the home through a covered front porch that peers out to one of the many open spaces/park areas Banning Lewis offers. Through the front door the foyer opens to the main level with an office space directly to the left and partially secluded from the living space creating the perfect environment for the at home worker.

Continuing down the hall the kitchen, dining, and living area create a wonderful open concept space. The kitchen features stainless steel appliances, a barstool height center island, stone counter tops, and ample cabinet space. The dining area walks out to the covered back patio and spacious back yard through a sliding glass door. Back inside the home the living room has a fireplace for the colder Colorado nights. Just off the living room a half bath, business center, and mud room complete the main level. Walking upstairs to the upper level a loft area offers many possibilities from a play room, fitness area, tv room, or any number configurations depending on needs. All four bedrooms are on the upper level including the master bedroom that boasts a five piece bath with free standing shower, large garden tub, double vanity, and spacious walk in closet. Bedrooms two, three, and four share a full bath. A large laundry room completes the upper level. The basement level is currently unfinished but offers opportunity for completion. The Banning Lewis Ranch community has amenities galore, including



neighborhood schools within walking distance, over 65 acres of parks/trails/open space for hiking/biking, tennis courts, pickleball courts, basketball court, rock climbing, zip-lines, access to pools, splash pad, water park, and dog park. The recreation center houses a fitness center and regularly hosts classes and events for all ages. In the summer months, catch a neighborhood concert, festival, food trucks, farmers market or enjoy other regular community events. This community has it all.

Built in 2012

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | 6167616       |
| Price          | \$525,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Square Footage | 3,234         |
| Acres          | 0.18          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Single Family |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 6806 Whitebark Lane |
| Subdivision | Banning Lewis Ranch |
| City        | Colorado Springs    |
| County      | El Paso             |
| State       | CO                  |
| Zip Code    | 80927               |

**Amenities**

|              |                                    |
|--------------|------------------------------------|
| Utilities    | Electricity, Natural Gas Connected |
| # of Garages | 2                                  |
| Garages      | Garage Door Opener                 |

## Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | 5-Pc Bath                                                                 |
| Appliances        | Dishwasher, Disposal, Microwave Oven, Range Oven (Gas/Elec), Refrigerator |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | Ceiling Fan(s), Central Air                                               |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Gas, One                                                                  |
| # of Stories      | 2                                                                         |
| Stories           | 2 Story                                                                   |
| Has Basement      | Yes                                                                       |

## Exterior

|                 |                   |
|-----------------|-------------------|
| Exterior        | Stone, Wood       |
| Lot Description | Corner            |
| Roof            | Composite Shingle |
| Construction    | Existing Home     |
| Foundation      | Full Basement     |

## School Information

|            |                 |
|------------|-----------------|
| District   | 49-Falcon       |
| Elementary | InspirationView |

## Additional Information

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

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | Exp Realty LLC |
|----------------|----------------|



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