

\$2,300,000 - 9 Broadmoor Avenue, Colorado Springs

MLS® #6668827

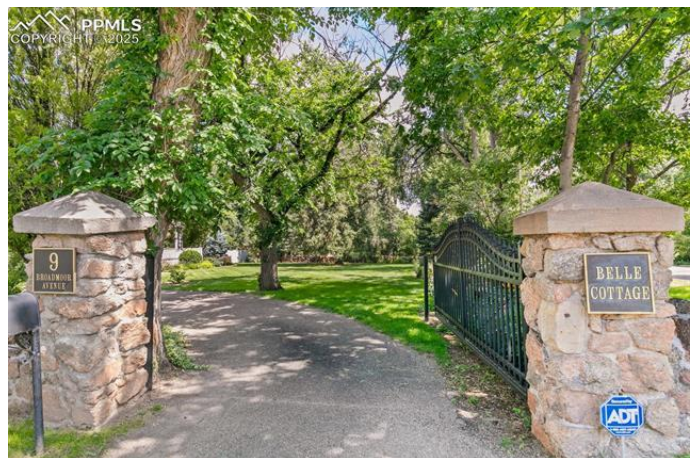
\$2,300,000

6 Bedroom, 5.00 Bathroom, 6,781 sqft

Residential on 0.64 Acres

Broadmoor, Colorado Springs, CO

This is a once-in-a-lifetime opportunity to own Belle Cottage, a stately residence steeped in history and timeless craftsmanship. Ideally situated on a private, gated corner lot in the prestigious Broadmoor neighborhood, this elegant estate is surrounded by lush, mature landscaping and manicured gardens. A sweeping veranda gracefully wraps around the front and side of the home. Step through the beveled-glass front door into a magnificent foyer and hallway that immediately set the tone for the residence. To one side of the foyer, a handsome office awaits, the leaded-glass windows on two walls that bathe the room in light with garden views. Built-in bookcases and a private $\hat{A}^{1\frac{1}{2}}$ bath enhance both elegance and functionality. An elegant arched opening leads into the gracious living room, where a marble-surround fireplace, bay windows, and French doors open to the veranda and lush grounds. The formal dining room is adorned with hand-painted faux-marble walls, classic chair rail and crown molding, a generous bay window, built-in cabinetry, and a fireplace that lends warmth and sophistication. At the heart of the home is the inviting kitchen, casual dining nook, and cozy family room. Custom cabinetry, a center island, and a gas fireplace create the perfect environment for both everyday living and entertainment. Upstairs, the primary suite offers French doors opening onto a private balcony. The luxurious 5 pc en-suite bath provides a spa-like retreat. Four additional



spacious bedrooms, three baths, a tiled laundry room, and an additional family room with a built-in entertainment center is ideal for guests, teens, or extended living. The third level has two generously sized bedrooms, a full bathroom, and an additional playroom/bonus room or storage. Completing this remarkable estate is a full unfinished basement, two-car garage, storage shed, and a circular driveway for both convenience and curb appeal.

Built in 1900

Essential Information

MLS® #	6668827
Price	\$2,300,000
Bedrooms	6
Bathrooms	5.00
Full Baths	2
Square Footage	6,781
Acres	0.64
Year Built	1900
Type	Residential
Sub-Type	Single Family
Status	Active

Community Information

Address	9 Broadmoor Avenue
Subdivision	Broadmoor
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80906

Amenities

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

Interior

Interior Features	5-Pc Bath, 9Ft + Ceilings, Beamed Ceilings, Crown Molding, French Doors, Vaulted Ceilings
Appliances	Dishwasher, Disposal, Double Oven, Gas in Kitchen, Refrigerator, Self Cleaning Oven
Heating	Baseboard, Hot Water
Cooling	Ceiling Fan(s), Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas, Main, Wood, Four, Upper
# of Stories	3
Stories	3 Story
Has Basement	Yes

Exterior

Exterior	Wood
Lot Description	Corner, Mountain View
Roof	Composite Shingle
Construction	Existing Home
Foundation	Full Basement

School Information

District	12-Cheyenne Mountain
Elementary	Broadmoor
Middle	CheyenneMountain
High	CheyenneMountain

Additional Information

HOA Fees	0.00
HOA Fees Freq.	Not Applicable

Listing Details

Listing Office	The Platinum Group
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