

\$385,000 - 9723 Borderpine Way, Colorado Springs

MLS® #7056469

\$385,000

3 Bedroom, 3.00 Bathroom, 1,818 sqft

Residential on 0.14 Acres

Carriage Meadows North at Lorson Ranch,
Colorado Springs, CO

Nestled in the inviting southeast community of Carriage Meadows North at Lorson Ranch, this delightful 2-story home offers 3BRs, 2.5BAs, & over 1,800 sf of beautifully crafted living space, designed to enrich your everyday life. A welcoming covered front porch is ideal for sipping morning coffee or enjoying a peaceful evening breeze. The low-maintenance landscaping provides beautiful curb appeal without the hassle. Inside, you'll discover central air & heat for year round comfort. Bright & flowing floor plan, beginning with a warm wood laminate entry & convenient coat closet. The living rm, bathed in natural light from the large view window, features neutral carpet & a stylish lighted ceiling fan, creating an inviting space for gatherings & relaxation. The open-concept design carries you seamlessly into the dining room, where wood laminate floors lead to a sliding glass door that opens to a fully fenced backyard. Adjacent is a well appointed kitchen that boasts rich espresso cabinetry, granite countertops, & black appliances incl a gas range oven, built-in microwave, dishwasher, & refrigerator. Convenient powder bathroom. Upstairs, serenity awaits in the spacious primary suite, complete with a generous walk-in closet & a 5-piece bath featuring a dual sink granite vanity, a soaking tub, & a separate enclosed shower. 2 addtl BRs with neutral tones provide space for family or guests & share a stylish full bath with modern finishes. A



convenient laundry room with wood laminate floors & built-in storage rounds out the upper level. The fully fenced yard offers privacy as it backs to open space, perfect for quiet mornings & weekend BBQs. With a 2-car attached garage, this home offers the storage & convenience every lifestyle demands. Located close to schools, parks, Big Johnson Reservoir, & Fountain shopping, & offering a quick commute to Fort Carson & Peterson AFB. Come experience the warmth of this delightful home, where the next chapter of your story begins.

Built in 2020

Essential Information

MLS® #	7056469
Price	\$385,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	1,818
Acres	0.14
Year Built	2020
Type	Residential
Sub-Type	Single Family
Status	UC Short Sale - Showing

Community Information

Address	9723 Borderpine Way
Subdivision	Carriage Meadows North at Lorson Ranch
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80925

Amenities

Utilities	Cable, Electricity, Natural Gas Connected
# of Garages	2

Interior

Appliances	Dishwasher, Disposal, Gas in Kitchen, Microwave Oven, Oven, Range Oven (Gas/Elec)
Heating	Forced Air, Natural Gas
Cooling	Ceiling Fan(s), Central Air
Fireplaces	None
# of Stories	2
Stories	2 Story

Exterior

Exterior	Wood
Lot Description	Backs to Open Space (OS), Level
Roof	Composite Shingle
Construction	Existing Home
Foundation	Not Applicable

School Information

District	3-Widefield
Elementary	Sunrise
Middle	Janitell
High	Widefield

Additional Information

Short Sale	Yes
HOA Fees	0.00
HOA Fees Freq.	Not Applicable

Listing Details

Listing Office	Pink Realty Inc
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