

\$351,100 - 6806 Los Reyes Circle, Colorado Springs

MLS® #7383128

\$351,100

3 Bedroom, 4.00 Bathroom, 1,930 sqft

Residential on 0.03 Acres

Cottonwood Creek, Colorado Springs, CO

Welcome to this impeccably maintained townhome in the highly sought-after Cottonwood Creek Townhomes. With new luxury vinyl flooring throughout, this spacious and inviting home offers three large bedrooms and four bathrooms, including a convenient half bath on the main level. Whether you're hosting guests or just enjoying day-to-day living, the layout offers the perfect balance of comfort and function. A cozy gas fireplace adds warmth and ambiance during chilly Colorado nights, while the air conditioning unit, serviced just last summer, keeps the home cool and comfortable during the hottest months. The complex received brand new roofs last year, and this particular unit is also equipped with a newer radon mitigation system, offering peace of mind and lasting value. Location is everything, and this home delivers. Perfectly situated right next to the community pool and a sprawling green space, this unit enjoys one of the best spots in the neighborhood. It's calm, peaceful, and ideal for those with pets, offering easy access to a large grassy area just steps from your door. You'll also love being within walking distance to Cottonwood Creek Park, where trails, open space, and recreational opportunities await. Whether you're an active lifestyle enthusiast or simply enjoy a quiet, serene setting, this home checks all the boxes. Don't miss your chance to own one of the most desirable units in Cottonwood Creek Townhomes. Schedule your private showing today and experience the



perfect blend of low-maintenance living and high-quality comfort.

Built in 1995

Essential Information

MLS® #	7383128
Price	\$351,100
Bedrooms	3
Bathrooms	4.00
Full Baths	1
Square Footage	1,930
Acres	0.03
Year Built	1995
Type	Residential
Sub-Type	Townhouse
Status	Active

Community Information

Address	6806 Los Reyes Circle
Subdivision	Cottonwood Creek
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80918

Amenities

Amenities	Pool, Tennis
Utilities	Electricity, Natural Gas Connected
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Great Room, Vaulted Ceilings
Appliances	Dishwasher, Disposal, Dryer, Microwave Oven, Oven, Range Oven (Gas/Elec), Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Main, One
# of Stories	2
Stories	2 Story
Has Basement	Yes

Exterior

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

School Information

District	20-Academy
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Additional Information

HOA Fees	500.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Manchester Properties, LLC
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