

\$485,000 - 2002 Mount Washington Avenue, Colorado Springs

MLS® #8659447

\$485,000

Bedroom, Bathroom,
Income on 0.17 Acres

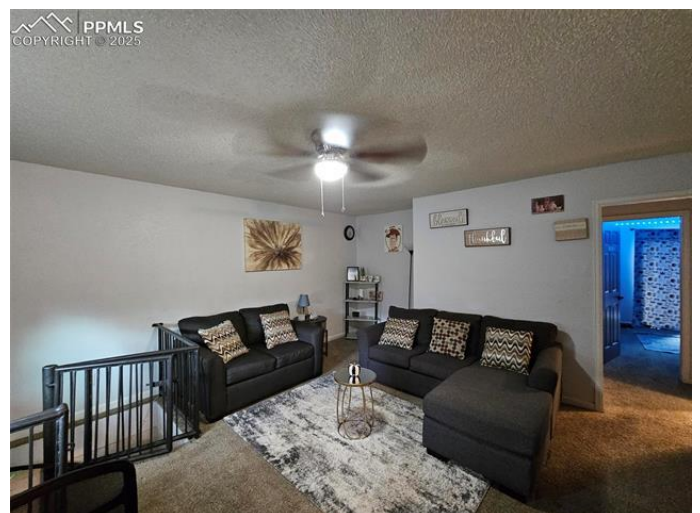
Sommerlyn Hills, Colorado Springs, CO

Don't miss this rare chance to purchase two side-by-side duplexes being sold together by the same owner. This property is offered as part of a combined sale with Units 2012 and 2014, MLS #9049887.***Floor plans are mirrored for easy maintenance and uniform appeal, featuring 2 bedrooms, 1 full bath, and open-concept living/kitchen areas in each upper level unit. Each unit offers direct access to fully fenced backyards—a strong draw for tenants with pets or children. Separate one-car garages for each unit with a dividing wall for privacy; both garages include automatic openers and remotes.

***Unit 2002 is built over the garage and includes a separate laundry room in the basement behind the garage. Garage & laundry room access is through the garage door only.

Unit 2004 offers a spacious basement with a large recreation room and laundry hookups—perfect for a second living area, media room, or guest space. The hot water heaters and furnaces for both units are in the 2004 utility room. The garage can be accessed from the basement or through the garage door.

Well-maintained and thoughtfully designed for low-maintenance and long-term rental income potential, this unique opportunity provides flexibility, convenience, and stable value in a



central location. Live in one unit, rent out the others, or expand your investment portfolio with four rentable units.

Built in 1965

Essential Information

MLS® #	8659447
Price	\$485,000
Acres	0.17
Year Built	1965
Type	Income
Sub-Type	Duplex
Status	Active

Community Information

Address	2002 Mount Washington Avenue
Subdivision	Sommerlyn Hills
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80906

Amenities

Utilities	Cable Connected, Electricity, Natural Gas Connected
Parking Spaces	2

Interior

Appliances	220v in Kitchen, Disposal, Kitchen Vent Fan, Refrigerator, Range Oven (Gas/Elec)
Heating	Forced Air, Natural Gas
Cooling	Ceiling Fan(s)
Has Basement	Yes

Exterior

Exterior	Masonite Type
Roof	Composite Shingle
Foundation	Partial Basement

School Information

District

11-Colorado Springs

Listing Details

Listing Office

Colorado Su Casa Realty LLC



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