

\$625,000 - 219 W Ramona Avenue, Colorado Springs

MLS® #9280382

\$625,000

4 Bedroom, 4.00 Bathroom, 2,626 sqft

Residential on 0.41 Acres

Lorraine, Colorado Springs, CO

Life Is Too Short For Boring!!! Imagine living in the Coolest house in the neighborhood, PLUS Enjoying Proven Income Potential!!! Nestled on a nearly 1/2 acre lot, this amazing Ivywild home in the coveted Cheyenne Mountain School District has SO much to offer. Step inside to a gorgeous, custom slate wall... the first of many tasteful touches awaiting you. Pass the light and bright optional office/bedroom with its own walk-out and views of nature, and head into the wide-open Great Room with soaring ceilings and a flood of natural light from everywhere! Just imagine living in this space! The open gourmet kitchen with its flowing custom granite makes this the ideal space for entertaining or gatherings. There are walk-outs galore, making the generous patio an extension of your play space. The modern kitchen features Kraftmaid maple cabinetry w/ pull outs, a gas cooktop, custom tile backsplash, and a stylish vent hood. All 3/4 bathrooms are tastefully updated and feature decadent spa-like showers, while the basement bathroom boasts a huge soaking tub. The bedrooms are ingeniously placed to provide maximum privacy while still centrally located. INCOME POTENTIAL: The basement is currently used as nightly vacation rental providing active income. With its separate entrance and separate parking, it's the perfect set-up! There's also the option of a long-term rental, plus the R2 zoning allows for a potential cottage/apartment/multiple car garage. Of course, the basement can be used



as part of the overall home without any modifications at all! The GIANT backyard offers privacy and space hard to find in this part of town... You'll love the large patio and the hot tub stays! The lot backs to Cheyenne Creek and there's even an active chicken coop in the backyard. This westside gem is within walking distance to popular eateries, breweries, trails, award winning schools, and the very best the city has to offer. It's the only home like it... Check out the 3D Matterport Tour!

Built in 1951

Essential Information

MLS® #	9280382
Price	\$625,000
Bedrooms	4
Bathrooms	4.00
Full Baths	1
Square Footage	2,626
Acres	0.41
Year Built	1951
Type	Residential
Sub-Type	Single Family
Status	Active

Community Information

Address	219 W Ramona Avenue
Subdivision	Lorraine
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80905

Amenities

Utilities	Cable Connected, Electricity, Natural Gas Connected, Telephone
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Interior

Interior Features	9Ft + Ceilings
Appliances	Range Top (Gas/Elec), Dishwasher, Disposal, Gas in Kitchen, Kitchen Vent Fan, Microwave Oven, Oven, Refrigerator
Heating	Electric, Forced Air, Baseboard
Cooling	Ceiling Fan(s), Other
# of Stories	1
Stories	1.5 Story
Has Basement	Yes

Exterior

Exterior	Stucco
Lot Description	Level, Sloping, Stream/Creek
Roof	Composite Shingle
Construction	Existing Home
Foundation	Partial Basement

School Information

District	12-Cheyenne Mountain
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Additional Information

HOA Fees	0.00
HOA Fees Freq.	Not Applicable

Listing Details

Listing Office	RE/MAX Real Estate Group LLC
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