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 Service, Integrity, Results!

Agent Full Report

RESIDENTIAL



MLS#:	5810371	DOM: 26	CDOM: 26	Single Family
Status:	Active	1st Right of Refusal:	SSA Signed By Seller: No	
LP:	\$249,900	Orig List Price:	\$259,900	LP/SF: \$174
Det Liv Qtr Incl:				LBP Disc. Req: No
7547 Coffee RD				County: El Paso
Peyton, CO 80831-6082				Sched#: <a href="#">4306314017</a>
Sub Area: Woodmen Hills				Top: 4899
Area: FAN - Falcon North				Side: 2445

COMMUNITY

Directions/Cross: From Woodmen, Turn North on McLaughlin, Right on Greenough, Left on Coffee, Home on Right

School District: 49-Falcon      Grade School: Woodmen Hills

Middle School: Falcon      High School: Falcon

Taxes: \$858      Tax Year: 2017

Covenants: Yes      Complex Name:

Mgmt Name:      Mgmt Phone:

HOA 1: Woodmen Hills      HOA 1 Dues: \$158 Monthly

HOA 1 Dues Include: Sewer, Water, Other, See Show/Agent Remarks

HOA 2:      HOA 2 Dues:

HOA 2 Dues Include:

Metro District 1:      Metro Dist 1 Dues:

MetroDist1 Dues Incl:

Metro District 2:      Metro Dist 2 Dues:

MetroDist2 Dues Incl:

Complex Amenities: Club House, Exercise Room, Green Areas, Playground, Pool, Recreation Room, Spa

Community Features:

Pets Allowed:      Pets Number:      Pet Weight Limit:      Pet Type:

Pet Comments:

SQUARE FEET

Year Built: 2002      Const Status: Existing Home      Est. Comp Date:

Total Sqft: 1,439      Floor Plan: 2 Story      Builder Model:

Finished Sqft: 1,439      Unit Desc:

Abv Grd Sqft: 1,439      Structure: Wood Frame

Upper Sqft: 752      SqFt Source: Assessor Records

Main Sqft: 687      Outbuildings:

Lower Sqft: 0

% Lower Fin: 0

Basement Sqft: 0      Bsmt/Found: Crawl Space

% Base Fin: 0

Patio/Deck: 10 x 20      Patio/Deck Desc: Wood Deck

Gar(Parking) #: 2      Gar(Parking) Type: Attached      Garage Remotes:

Garage Amenities: Garage Door Opener

Roofing: Composite Shingle      Window Type: Vinyl

Siding: Masonite Type

Handicap Access:

BATHS

Baths: 3      Rough-Ins:

Bathroom (Full): U	Total Upper Bth: 2	Total 5-Piece Bth: 0
Bathroom (Full): U	Total Main Bth: 1	Total Full Bth: 2
Bathroom (1/2): M	Total Lower Bth: 0	Total 3/4 Bth: 0
	Total Basement Bth: 0	Total 1/2 Bth: 1

Master Bath Amen:

ROOMS

Beds Total: 3      Main Lvl Bed: No      Main Beds: 0      Upper Beds: 3      Lower Beds: 0      Basement Beds: 0

Bedroom - Master: 12x14 U Bath Adjoins, Carpet, Ceramic Tile, Walk-in Closet

Bedroom: 10x11 U Carpet

Bedroom: 10x10 U Carpet  
Dining Room: 10x9 M  
Kitchen: 10x12 M Walk-out  
Living Room: 14x14 M Built-ins, Carpet

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OTHER FEATURES

Fireplaces: Gas, Main, One  
Heat/Air: Ceiling Fan, Forced Air, Natural Gas  
Entry: Carpet, Vinyl/Linoleum  
Floors: Carpet, Ceramic Tile, Vinyl/Linoleum  
Misc. Interior Feat:  
Misc. Items: Auto Sprinkler System, High Speed Internet Avail., HOA Required \$, Window Coverings  
Rented Equipment:  
Appliances: 220v in Kitchen, Dishwasher, Disposal, Microwave Oven, Range Oven, Refrigerator, Self Cleaning Oven  
Laundry Facilities: Electric Hook-up, Main  
Extras:  
Exclusions:

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LOT

Legal Desc: LOT 949 WOODMEN HILLS FIL NO 9  
Restrictions: Architectural Control  
Zoning: R-2 Zoning Entity: El Paso County  
Acres: 0.1194  
Lot Sqft: 5,200 Lot Location: Near Fire Station, Near Park, Near Shopping Center  
Lot Desc: Level  
Adj Parcel Avail:  
Street Desc:  
Driveway: Concrete Alley:  
Fence: Rear Landscape: All

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UTILITIES AND ENERGY

Well Total: Well Permit: No Well Permit #:  
Well Type:  
Existing Water: Association/District, See Prop Desc Remarks  
Sanitation: Sewer  
Existing Utilities: Cable, Electricity, Natural Gas, Telephone  
HERS Year Certified: HERS Score: HERS Rating:  
ENERGY STAR Year Certified: ENERGY STAR Qualified New Home: LEED Year Certified:  
LEED for Homes: NAHB/NGBS-ICC 700 Year Cert: NAHB/NGBS-ICC 700:  
Solar PV Year Install: Solar PV Kilowatts: Solar PV:  
Solar Thermal Year Installed: Solar Thermal:  
Green Feature Addm Uploaded: Solar Thermal Type:

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PROPERTY REMARKS

Property Description Remarks:  
Comfortable 3/3/2 2 story floor plan in great shape. Bright and open floor plan with 2 story family room and 3 way fireplace. Great access to back deck for summer grilling. Super location in Falcon, with easy access to Shriever AFB, Peterson AFB, Colorado Springs Airport and other area employers! Part of Woodmen Hills, with access to rec centers and lots of hiking / biking trails. Very close to schools and shopping! Note: Amount shown for HOA includes base allowance of water and sewer bill, so is mostly for utilities.

Supplemental Remarks:

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TERMS

Terms Offered: Cash, Conventional, FHA, VA  
Possession Terms: Negotiable/TBD Possession Date: EM Promissory Note Accepted: N  
Earnest Money: \$2500 Earnest Money Holder: RE/MAX Properties  
Title Company: Legacy Title Title Evidence: Title Insurance  
Assumable Loan: No Current Appraisal:  
Assumption Info: Existing Loan: 2nd Mortgage:  
Loan Balance: Payment: Payment Incl: Interest:  
Notices: Sold As Is, Not Applicable

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COOP/COMPENSATION

Listing Office: [RE/MAX Properties Inc](#)  
Office Ph: (719)598-4700 Office Fax: (719)598-9308  
Listing Agent: [Roderick VanWieren CDPE](#) [vanwierenrick@gmail.com](mailto:vanwierenrick@gmail.com)  
LA Phone: (719)331-7675 LA Fax: (719)598-9308 LA Add'l Phone: (719)331-7675  
Appt Cont: RE/MAX Properties 719-540-4660

Builder Name:

Incentives: Woodmen Hills rec facilities and pools!

TA: ERS VR: N SL: FS TB: 3 % BA: 3 %

Photo: AGR VOW: Y Elec Ad: Y Blog: N AVM: N Display Address: Y

Seller Name: SSA Signed By Seller: N

Occupied: None Key: SentriLock Key Box

Show Instruct: Appointment Only

SHOW/AGENT REMARKS

Easy to show, quick close possible, please remove shoes if wet or dirty, and make sure to turn off lights and lock up tight. Please note at new price, property is sold 'as is'. If buyer has improvements they wish to be made, they can be added to the price. Please note that amount shown for HOA includes water and sewer allowance, so a significant portion of the HOA dues is really utilities. For more details visit <https://woodmenhills.org/government/rates-fees/>

SOLD INFORMATION

Selling Office:

Selling Office Ph:

Selling Office Fax:

Selling Agent:

SA Phone:

SA Fax:

SA Add'l Phone:

Sold Concessions:

Qty Below Grade:

Sold Terms:

Sold Remarks:

Pers Prop Incl:

List Date: 06/06/18

Pending Date:

Under Contract Date:

Under Contract Short Sale Date:

1st Right of Refusal Date:

Sold Price: SP/LP:

SP/SF:

Original LP: \$259,900

Sold Date: DOM: 26

CDOM: 26

MLS#: 5810371