

## 39301 Jacobson Road – 2½ Miles Northwest of Rush, CO 5 Bedroom Home, Outbuildings & 80 Acres



Nice manufactured home professionally set on a permanent foundation. Title purged, upgraded skirting. One owner home has been well cared for. Upgraded Signature Series Westcourt Home with special features. 2" x 6" exterior walls. Drywall walls & ceilings with rounded corners. Lots of extra accent items & extra storage. Decorative prism dormer in living room. Expanded kitchen. Removable breakfast bar on island. Bedroom 3 has French doors & could be a retreat or office. Oak raised panel cabinet doors. Raised panel textured passage doors w/lever handles. 40' x 44' garage/shop with 13 ft. sidewalls, 1 car stall with auto opener, (2) 10 ft. overhead rollup doors for drive-thru, loft storage areas, 100 amp 110/220 volt electric, 2 Dutch doors for adding stalls & even a swing for kids. 50' x 100' fenced garden area with electric fencer for varmint control. Fenced & cross-fenced. Low traffic dead end road. And, so much more. Don't miss looking at this one. Come out & listen to the QUIET!

For ALL your REAL ESTATE needs CONTACT

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County: El Paso

Zip: 80833 9705

Legal Description: E2 E2 NW4 & W2 E2 NW4, Section 3, Township 14 South, Range 60 West of the 6th P.M., together with all minerals & mineral rights (if any) owned by the Sellers & appurtenant to the Property.

Zone: A-35

Zone Entity: ELP

Sch Dist: 60Jt-Miami/Yoder

Grade: Miami/Yoder

Middle: Miami/Yoder

High: Miami/Yoder

Room Sizes	Bedrooms	Square Feet	Bathrooms
Living: 17 x 14 M	Beds: 5	Total SqFt: 2079	Baths: 3
Dining: 12 x 10 M	MBR: 14 x 13 M	Finished SqFt: 2079	Upper: 0 N
Kitchen: 18 x 12 M	2BR: 10 x 9 M	Above Grade SqFt: 2079	Main: 3 5FH
Family: 16 x 13 M	3BR: 10 x 12 M	Upper: 0	Lower: 0 N
Patio/Deck: 10 x 10	4BR: 11 x 9 M	Main: 2079	Basement: 0 N
Other 1: x	5BR: 12 x 10 M	Lower: 0	5pc: 1
Other 2: x		% Lower Finished: 0	Full: 1
Other 3: x		Basement: 0	3/4: 0
Office:		% Basement Finished: 0	Half: 1
		SqFt Source: Realtor Measured	Rough In:

Year Built: 2003

#### Exterior Amenities:

Garage #: 3 Garage Type: Detached Garage Amenities: 220V, Drive Through, Garage Door Opener, Oversized, RV Garage, Workshop, See Property Description Remarks Garage Remotes: 1 Construction Status: Existing Home Floor Plan: Ranch Bsmt/Foundation: Crawl Space Structure: HUD Standard Manufactured, Wood Frame Siding: Masonite Type Roofing: Composite Shingle Window Type: Vinyl Patio/Deck Description: Concrete Drive Way: Gravel Fence: All, See Property Description Remarks OutBuilding: See Property Description Remarks

#### Interior Amenities:

Fireplace: None Heat/Air: Attic Fan, Ceiling Fan, Evaporative, Forced Air, Propane Entry: Closet, Vinyl/Linoleum Floors: Carpet, Vinyl/Linoleum Appliances: 220v in Kitchen, Dishwasher, Disposal, Kitchen Vent Fan, Microwave Oven, Range Oven (Gas/Elec), Refrigerator, Self Cleaning Oven Miscellaneous Interior: French Doors, Skylight (s), Vaulted Ceilings Master Bath Amenities: Double Vanity, Free-standing Shower, Jetted Tub Master Bed Amenities: Bath Adjoins, Carpet, Walk-in Closet Living Room Description: Carpet Dining Room Description: LR/DR Combo Dining Room Atmosphere: Carpet Kitchen Description: Ceramic Tile, Counter Bar, Island Family Room Description: Carpet Laundry Facilities: Electric Hook-up, Main Miscellaneous Items: Breakfast Bar, High Speed Internet Avail., Home Warranty, Horses (Zoned), Kitchen Pantry, RV Parking, Window Coverings, Workshop Rented Equipment: Propane Tank

#### Lot Information:

Acres: 80.00 Lot SqFt: 3484800 Lot Description: 360-degree View, Level, Meadow, Mountain View, Rural, View of Pikes Peak Existing Utility: Electricity, Propane, Telephone Existing Water: Well Sanitation: Septic Well Type: Domestic Existing Well Permit: Y Well Permit#: 250988 Wells Total: 1

#### Property Description:

Dues Frequency: Not Applicable Covenants: N Occupied: Owner

#### Offers/Financials:

Terms Offered: Cash, Conventional, FHA, VA Possession Terms: DOD + Days Close/Title Company: Land Title Earnest Money: \$ 2,200 Earnest Holder: Land Title Guarantee Company Earnest Money Promissory Note Acceptable: N Title Evidence: Title Insurance Assumable Loan: N Tax: \$762 Tax Year: 2009 Optional Notices: Home Warranty Avail

#### Exclusions:

Washer, dryer & rental propane tank & personal property not specifically listed as an inclusion.

#### Extras:

(3) Carbon Monoxide Detectors: GE gas range (self-cleaning); GE microwave; GE refrigerator with water & ice in door; (2) under cabinet kitchen lights; existing fences & gates.

**Directions/Cross Streets:**

Take Hwy. 24 to the east edge of Colorado Springs, then take Hwy 94 east 32 miles to Rush, then left (north) on Rush Road 2 miles to Rapp Road, then left (west) mile. Rapp Road turns into Jacobson Road west of Rush Road. GPS info in wrong.



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Front



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Home & Garage/Shop



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Living Room



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Kitchen



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Dining/Kitchen



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Master Bedroom



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Bedroom 2



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Bedroom 3



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Bedroom 4



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Bedroom 5



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Master Bath



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Garage/Shop



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South Loft Storage



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Windbreaks



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Garden



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View West