

## 8270 Soap Weed Road – 7 Miles Southwest of Calhan, CO 2 Homes, Horse Barn, Trees, 40 Acres & More...



Nice horse property with two homes for the price of one. In addition to the main home there is the old original ranch home that was built in 1928 & has since been remodeled, updated & added onto. Approximately 1,638 sq. ft. which includes 3 bedrooms & 2 full baths. This home needs some work but could be a great guest house, office, rental or ??? Go Green! Main home is an energy efficient earth berm home with in floor radiant hot water heat. Plenty of southwest facing windows to capture free solar energy. Upper level of main home contains 1,178 sq ft and could be finished into 1 or 2 more bedrooms and still have room for the family room. 2 septic systems. 24' x 40' horse barn built in 1994 with 4 stalls, tack room & 6' x 40' overhang. 24' x 60' garage/barn built in 1981 for additional storage. Former member of the American Tree Farm System. Several hundred mature Ponderosa Pines. Breathtaking unobstructed Front Range views. This property needs some work but it could be a real show place. Lots of possibilities. Come see.

For ALL your REAL ESTATE needs CONTACT

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MLS#: 647207      St: **A**      RES-Single Family      LP: \$ 250,000  
 8270 Soap Weed RD      County: El Paso  
 Calhan, CO      Zip: 80808 8871  
 Area: EYR      BSA:      SubArea: East El Paso County  
 Schedule#: 2300000355      Top: 5444      Side: 2445  
 Legal Description: SW4 of NE4 Section 4, Township 13 South, Range 62 West of 6th P.M.,  
 together with a 20 foot right of way as described in Book 2641 at Page 669, & together  
 with any minerals & mineral rights (if any) owned by Seller & appurtenant to the Property.  
 Zone: A-35      Zone Entity: ELP  
 Sch Dist: Rj1-Calhan      Grade: Calhan  
 Middle: Calhan      High: Calhan

Room Sizes	Bedrooms	Square Feet	Bathrooms
Living: 17 x 22 M	Beds: 3	Total SqFt: 2952	Baths: 2
Dining: M	MBR: 15 x 13 M	Finished SqFt: 2952	Upper: 0 N
Kitchen: 15 x 11 M	2BR: 11 x 11 M	Above Grade SqFt: 2952	Main: 2 FF
Family: 54 x 20 U	3BR: 11 x 11 M	Upper: 1178	Lower: 0 N
Patio/Deck: x	4BR:	Main: 1774	Basement: 0 N
Other 1: x	5BR:	Lower: 0	5pc: 0
Other 2: x		% Lower Finished: 0	Full: 2
Other 3: x		Basement: 0	3/4: 0
Office:		% Basement Finished:	Half: 0
		SqFt Source: Realtor Measured	Rough In:
Year Built: 2003			

**Exterior Amenities:**

Garage Type: None    Garage Amenities: See Property Description Remarks    Construction Status: Existing Home    Floor Plan: 1.5 Story    Bsmt/Foundation: Slab    Structure: Wood Frame    Siding: Stucco    Roofing: Metal    Window Type: Vinyl    Fence: All    OutBuilding: Barn and Stalls, Storage Shed, See Property Description Remarks

**Interior Amenities:**

Fireplace: None    Heat/Air: Ceiling Fan, Hot Water, Propane, Radiant Heat, Solar Passive Entry: Tile    Floors: Carpet, Tile, Vinyl/Linoleum, Wood Laminate    Appliances: Dishwasher, Gas in Kitchen, Kitchen Vent Fan, Range Oven (Gas/Elec), Self Cleaning Oven    Master Bath Amenities: Ceramic Tile, Double Vanity, Free-standing Shower, Tub    Master Bed Amenities: Bath Adjoins, Carpet, Walk-in Closet, Walk-out    Living Room Description: Carpet, Walk-out    Dining Room Description: LR/DR Combo    Dining Room Atmosphere: Carpet, Dining Area    Kitchen Description: Ceramic Tile, Eat-In/Country, Walk-out    Family Room Description: Carpet, Walk-out, See Property Description Remarks    Laundry Facilities: Electric Hook-up, Main    Miscellaneous Items: Attic Storage, Horses (Zoned), RV Parking    Rented Equipment: Propane Tank, Satellite Dish

**Lot Information:**

Acres: 40.00    Lot SqFt: 1742400    Lot Description: 360-degree View, Level, Meadow, Mountain View, Rural, Trees/Woods, View of Pikes Peak    Street Description/Access: County Road, Gravel    Existing Utility: Electricity, Propane, Telephone    Existing Water: Well    Sanitation: Septic    Well Type: Domestic    Existing Well Permit: Y    Well Permit#: 97866    Wells Total: 1

**Property Description:**

Dues Frequency: Not Applicable    Covenants: N    HOA Name: There is no HOA

**Offers/Financials:**

Terms Offered: Cash, Conventional, FHA, VA    Possession Terms: DOD    Close/Title Company: Land Title    Earnest Money: \$3,000    Earnest Holder: Land Title Guarantee Company    Earnest Money Promissory Note Acceptable: No 297,000    Tax: \$ 1,162    Tax Year: 2008    Optional Notices: Bank-Owned, Sold As Is

**Exclusions:**

None

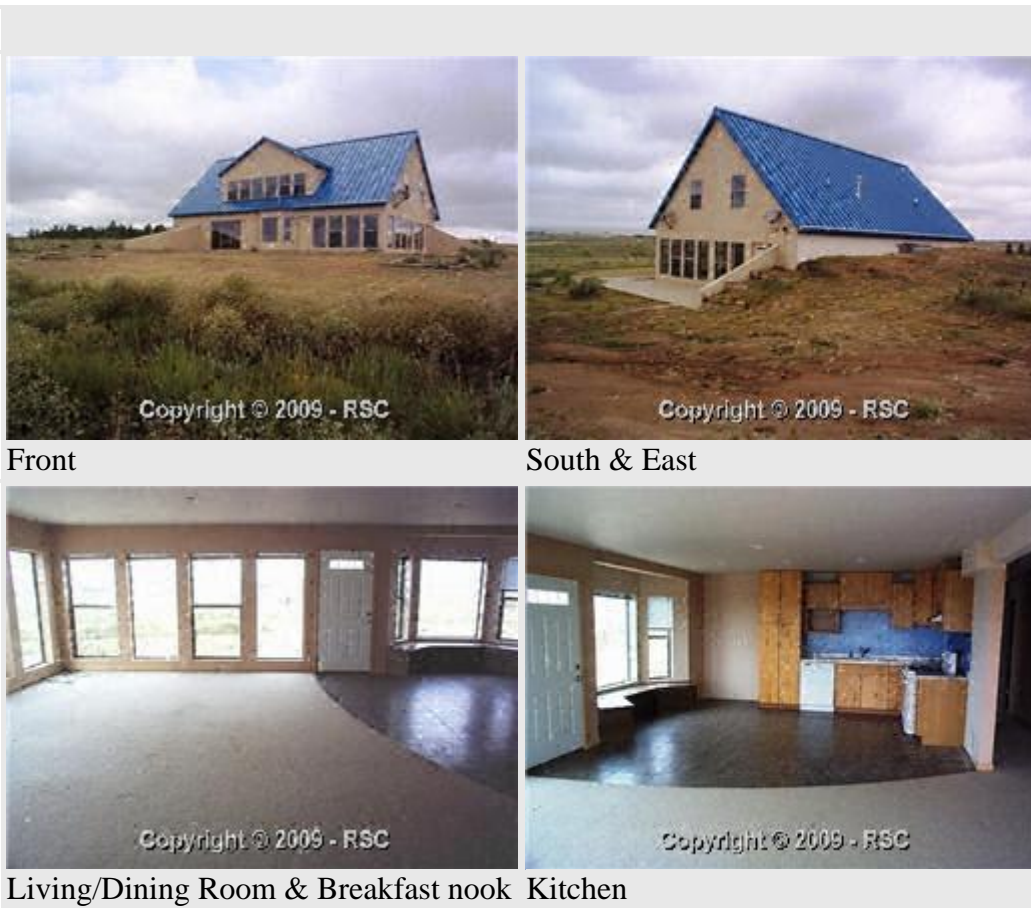
**Extras:**

Kenmore self cleaning gas range, Frigidaire gas range & Buck wood burning stove.

**Directions/Cross Streets:**

From Powers Blvd. in Colorado Springs take Highway 24 northeast 8 miles to Falcon, continue northeast on Highway 24 for 2 miles to Judge Orr Road, then right(east)13 miles to Soap Weed Road, then right(south)one half miles to easement road, then right(west)one quarter mile to gate and southeast corner of the property. Follow driveway to the homes.

Incentives: Seller will pay Buyers a \$15,000 "repair" incentive at closing. Owner may carry a qualified Buyer.



Front

South & East

Living/Dining Room & Breakfast nook

Kitchen



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Family Room



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Master Bedroom



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Guest Home



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Guest Home Living Room



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Guest Home Kitchen



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Barn



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Barn Interior



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Garage/Barn



Trees



Trees



Overview From Southwest



Overview From Southeast