



MLS#: **2732960**
 Status: **Active**
 Price: **\$430,000**
10 ROCK HILL RD
Manitou Springs, CO 80829
 Sub Area: **Burnett & Lennon**

CDOM: **120**
 1st Right of Refusal:
 LP/SF: **\$179**
 County: **El Paso**
 Schedule #: [7406105042](#)

Recent: **04/02/2024 : DECR : \$450,000->\$430,000**

COMMUNITY

Directions: **WEST ON MANITOU AVE, LEFT ON UTE, LEFT ON ROCK HILL - DEAD END**
 School District: **14-Manitou Springs**
 Taxes: **\$1,812** Tax Year: **2022**
 Covenants: **No** Complex Name:
 HOA 1: HOA 1 Dues: **\$0 Not Applicable**
 Pets Allowed: Pets Number: Pet Weight Limit: Pet Type:

SQUARE FEET

Year Built: **1920** Construction Status: **Existing Home** Estimated. Completion Date:
 Total Sqft: **2,408** Floor Plan: **2 Story** Builder Model:
 Finished Sqft: **2,396** Unit Desc:
 Abv Grd Sqft: **1,272** Structure: **Stone, Wood Frame**
 Upper Sqft: **257** SqFt Source: **Assessor Records**
 Main Sqft: **1,015** Outbuildings: **Storage Shed**
 Lower Sqft: **0**
 % Lower Fin: **0**
 Basement Sqft: **1,136** Basement/Foundation: **Full Basement**
 % Basement Finished: **99**
 Patio/Deck: **19 x 10** Patio/Deck Desc: **Wood Deck**
 Gar (Parking) #: **0** Gar (Parking) Type: **Available** Garage Remotes: **0**
 Garage Amenities: **None**
 Roofing: **Composite Shingle** Window Type: **Wood**
 Siding: **Stone, Wood**

BATHS

Baths: **2** Rough-Ins:
Bathroom (Full): B Total Upper Bth: **0** Total Full Bth: **1**
Bathroom (3/4): M Total Main Bth: **1** Total 3/4 Bth: **1**
 Total Lower Bth: **0** Total 1/2 Bth: **0**
 Total Basement Bth: **1**

Master Bath Amenities: **Free-standing Shower, Tub/Shower**

ROOMS

Beds Total: **3** Main Lvl Bed: **Yes** Main Beds: **2** Upper Beds: **0** Lower Beds: **0** Basement Beds: **1**
 Bedroom: **B 13x10**
 Bedroom: **M 12x10**
 Bedroom: **M 20x10**
 Family Room: **B 25x11** **Built-ins, Fireplace**
 Kitchen: **M 8x10**
 Living Room: **M 17x17** **Fireplace**
 Office: **B 8x8**
 Other Room: **B 10x9** **2nd Kitchen, See Remarks**
 Other Room: **M 14x12** **See Remarks**
 Other Room: **U 12x9** **Loft**

OTHER FEATURES

Fireplaces: **Basement, Main Level, Two, Wood Burning**
 Floors: **Carpet, Wood**
 Appliances: **Dryer, Range, Refrigerator, Washer**
 Laundry Facilities: **Basement, Electric Hook-up**
 Exclusions: **microwave in basement**

LOT

Legal Description: **LOTS 4,6 AND 7 ALL IN BLOCK 4 IN THE BURNETT AND LENNON ADDITION TO THE TOWN OF MANITOU, COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER WITH THAT PORTION OF ROCK HILL ROAD VACATED BY ORDINANCE NO 483, RECORDED APRIL 6, 1983 IN BOOK 3701 AT PAGE 10.**
 Zoning: **HB** Zoning Entity: **Manitou Springs**
 Acres: **0.26**
 Lot Sqft: **11,195** Lot Location: **Hiking Trail, Near Fire Station, Near Park, Near Public Transit, Near Schools, Near Shopping Center**
 Lot Description: **City View, Hillside, Mountain View**

Driveway: **Paved** Alley:
 Fence: **None**
 Landscape: **None**

UTILITIES AND ENERGY

Well Total: Well Permit: Well Permit #:
 Heating: **Forced Air, Wood**
 Cooling: **Ceiling Fan(s)**
 Existing Water: **Municipal**
 Sanitation: **Sewer**
 Existing Utilities: **Electricity Available, Electricity Connected, Natural Gas Available**

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:

PROPERTY REMARKS

Property Description Remarks:

Discover an extraordinary opportunity to own a piece of Manitou Springs' rich history with this 3-bedroom, 2-bathroom home with office space awaiting your personal touch. It needs lots of work & tender loving care. The residence embodies a remarkable blend of potential & character, offering a rare chance to polish a true gem. The basement presents itself as a viable living space while you embark on the journey of restoration. It has a bedroom, office, additional living area, & a bathroom featuring a ball and claw bathtub, a spacious living room adorned with a stunning stone wood-burning fireplace and wet bar. Access to the main level is available should you choose to integrate the spaces. Upstairs a kitchen equipped with essential appliances awaits along with the potential reveal of original wood flooring beneath the carpet. The two bedrooms are complemented by a sunroom leading out to a walking path. Ascend to the upper level via the interior stairs or the deck, where endless possibilities await in a vast open space featuring a 'kitchenette' and access to two expansive decks offering breathtaking views. While definite updates/work is necessary, the allure of this level is undeniable, with provisions already in place to include the potential for a shower or bathtub installation. Outside, the property has a built-in shed and a separate storage unit. Convenient off-street parking for up to four vehicles further enhances the appeal of this remarkable property - no permits needed. Recent upgrades, such as a new furnace installed in 2019, offer a glimpse into the home's potential, while the presence of two electrical panels ensures efficient power distribution throughout both levels. Presented in its current condition, this property is **SOLD AS IS, promising an exciting opportunity for those with a vision to restore and revitalize this historic treasure. **DO NOT ENTER ONTO THE PROPERTY WITHOUT SELLERS PERMISSION, CALL THE AGENT 1ST.** AGENTS please see your remarks.**

TERMS

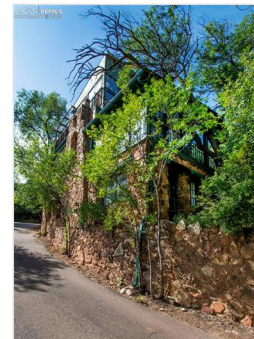
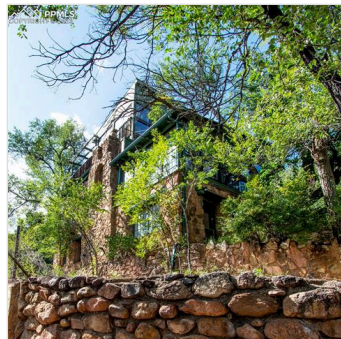
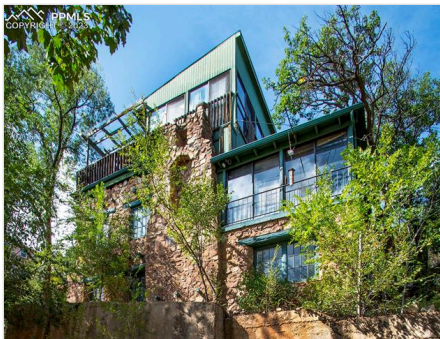
Terms Offered: **Cash**
 Possession Terms: **Seller Rent** Possession Date: EM Promissory Note Accepted:
 Earnest Money: **\$10000** Title Evidence:
 Assumable Loan: **No** Current Appraisal:
 Loan Balance: Payment: Payment Includes: Interest:
 Notices: **Estate, In Foreclosure, See Show/Agent Remarks**

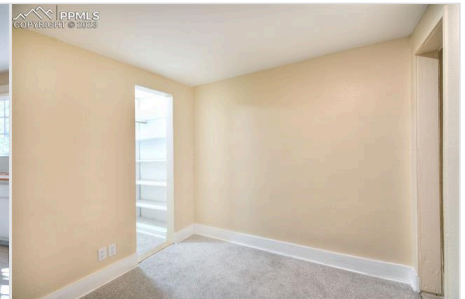
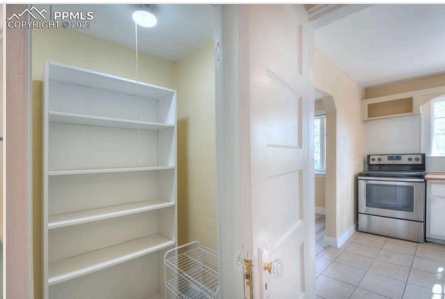
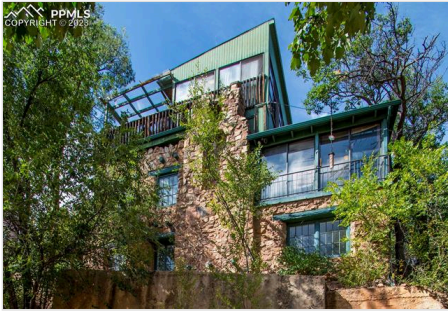
CDOM: **120**

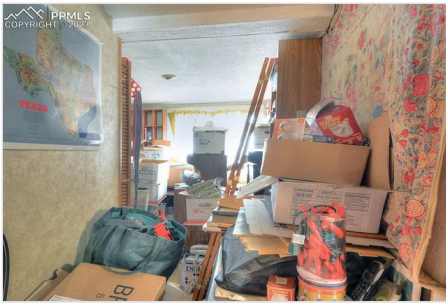
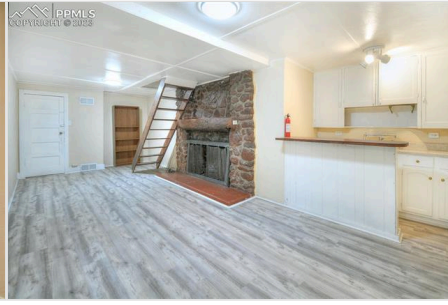
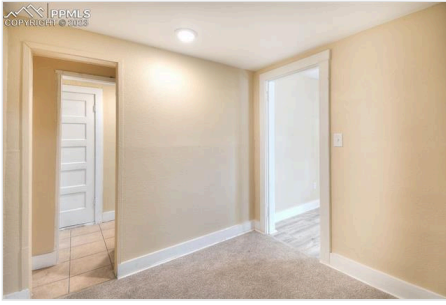
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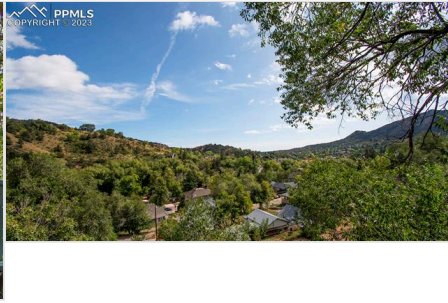
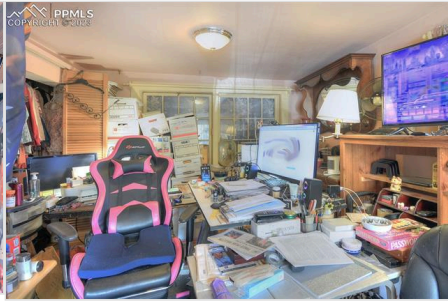
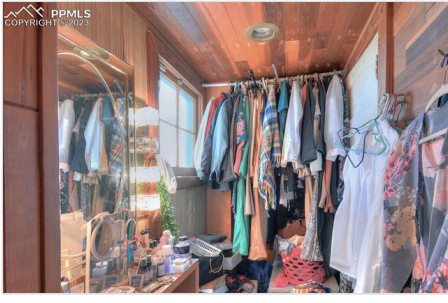
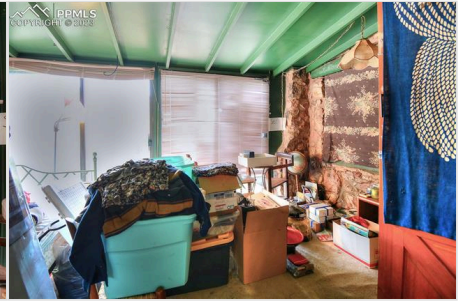
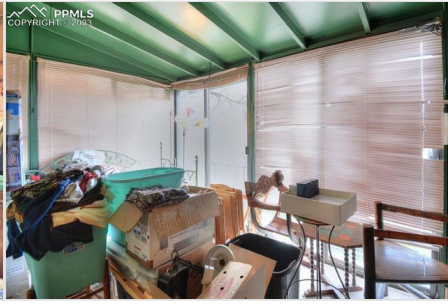
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LP: **\$430,000**











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