

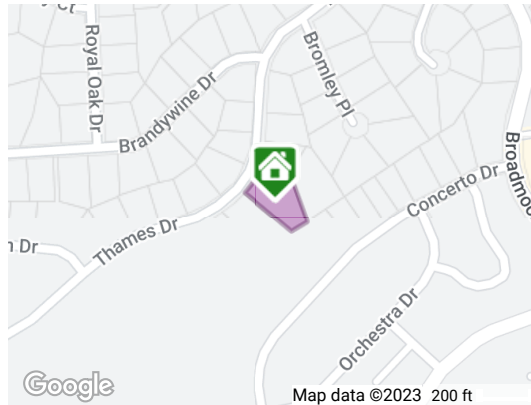
# Cross Property Customer Full Report /Map

Customer Full Report/Map

RESIDENTIAL-Single Family-Detached

535 Thames DR, Colorado Springs, CO 80906-4840 County: El Paso

Status: **Active**  
Price: **\$950,000**



Bed/Bath: **6, 4**  
Gar/Parking#: **3, Attached, Carport**  
Tot SqFt: **3,864** LP/SF: **\$246**  
Floor Plan: **2 Story**  
Year Built: **1983**  
Sub Area: **Broadmoor Bluffs Park**  
DOM: **0** CDOM: **21**  
Sched#: **6506405030**  
MLS#: **3953004**

Recent: **07/20/2023 - New Listing**

## COMMUNITY

Directions: **From 115 heading south, make a right on Star Ranch Rd, stay left at curve as it becomes Broadmoor Bluffs, Turn right onto Thames, house on left 2 blocks up. From South Academy travelling West, turn right onto Broadmoor Bluffs, left on Thames**

School District: **12-Cheyenne Mountain** Grade School:  
Middle School: High School:  
Taxes: **\$2,914** Tax Year: **2022**  
Covenants: **No** Complex Name:  
HOA 1: HOA 1 Dues: **\$0 Not Applicable**

## SQUARE FEET

Year Built: **1983** Construction Status: **Existing Home** Estimated Completion Date:  
Total Sqft: **3,864** Floor Plan: **2 Story** Builder Model:  
Finished Sqft: **3,803** Unit Desc:  
Above Grade Sqft: **2,347** Structure: **Framed on Lot, Wood Frame**  
Upper Sqft: **816** SqFt Source: **Assessor Records**  
Main Sqft: **1,531** Outbuildings: **Dog Run, Storage Shed, Other**  
Lower Sqft: **0**  
% Lower Fin: **0**  
Basement Sqft: **1,517** Basement/Foundation: **Full Basement**  
% Basement Finished: **96**  
Patio/Deck: Patio/Deck Desc: **Wood Deck**  
Gar (Parking) #: **3** Gar (Parking) Type: **Attached, Carport** Garage Remotes: **2**

## BATHS

Baths: **4** Rough-Ins:  
**Bathroom (Full): M 12 x 15** Total Upper Bth: **1** Total Full Bth: **3**  
**Bathroom (Full): U 8 x 8** Total Main Bth: **2** Total 3/4 Bth: **0**  
**Bathroom (Full): B 8 x 7** Total Lower Bth: **0** Total 1/2 Bth: **1**  
**Bathroom (1/2): M 5 x 5** Total Basement Bth: **1**

Master Bath Amenities: **5-Pc Bath, Double Vanity, Free-standing Shower, Spa Shower**

## ROOMS

Beds Total: **6** Main Level Bedroom: **Yes** Main Beds: **1** Upper Beds: **3** Lower Beds: **0** Basement Beds: **2**

**Bedroom - Master: M 13x16 Bath Adjoins, Walk-in Closet, Wood**  
**Bedroom: U 12x14 Walk-in Closet, Wood**  
**Bedroom: U 13x15 Walk-in Closet, Wood**  
**Bedroom: U 10x11 Wood**  
**Bedroom: B 11x12 Ceramic Tile**  
**Bedroom: B 20x18 Sitting Area, Walk-in Closet, Wood**  
**Dining Room: M 12x12 Ceramic Tile, Formal**  
**Family Room: B 18x20 Ceramic Tile, Entertainment Center, Other**  
**Kitchen: M 11x16 Ceramic Tile, Counter Bar, Counter Top-Stone, Gourmet, Walk-out**  
**Laundry Space: M 5x5 Electric Hook-up**  
**Living Room: M 17x18 Ceramic Tile, Fireplace, Wood**  
**Other Room: B 9x11 Storage, See Remarks**

**Other Room:** B 15x16 See Remarks  
**Other Room:** M 11x12 See Remarks  
**Other Room:** B 16x2 Storage  
**Other Room:** B 12x3 Storage

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OTHER FEATURES

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Roofing: **Other** Window Type:  
Siding: **Stucco**  
Fireplaces: **Wood**  
Misc. Items: **Breakfast Bar, High Speed Internet Avail., Secondary Suite w/in Home**  
Appliances: **220v in Kitchen, Dishwasher, Disposal, Dryer, Gas Grill, Gas in Kitchen, Microwave Oven, Range Oven, Refrigerator, Self Cleaning Oven, Washer**  
Extras: **Mini refrigerator and microwave in second primary suite in basement, water fountain in workout room, ramp for pets and portable outside oven, movie projector and related equipment**  
Exclusions: **Sellers personal property, fire pit, stand alone freezers.**

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LOT

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Legal Description: **LOT 12 BROADMOOR BLUFFS PARK FIL NO 3 COLO SPGS**  
Zoning: **HS, R1-9** Zoning Entity:  
Acres: **0.67** Lot Sqft: **29,185**  
Lot Location: **Hiking Trail, Near Schools, Near Shopping Center**  
Lot Desc: **360-degree View, City View, Hillside, Level, Mountain View, Sloping, Trees/Woods**  
Driveway: **Concrete** Alley:  
Fence: Landscape: **All**

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UTILITIES AND ENERGY

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Heating: **Forced Air**  
Cooling: **Ceiling Fan(s), Central Air**  
Existing Water: **Association/District**  
Sanitation: **Sewer**  
Existing Utilities: **Cable, Electricity, Gas Available, Telephone**

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PROPERTY REMARKS

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Property Description Remarks:

**Are you in search of luxurious living within the city limits, free from the constraints of HOA regulations? Discover the perfect home that offers both opulence and the freedom to customize, without the presence of HOA's. Introducing an exceptional mountain home in Colorado, embodying timeless elegance amidst breathtaking natural surroundings. This picturesque property harmonizes luxurious living with the awe-inspiring landscape. Immerse yourself in nature on the four thoughtfully crafted decks, seamlessly integrated with the surrounding trees. The state-of-the-art Bose wireless outdoor sound system enhances the experience, enveloping you in music while embracing the beauty of the outdoors. For the grilling enthusiasts, the lighted outdoor grilling area awaits, offering the perfect spot to showcase your culinary skills. Imagine sizzling your favorite dishes while the majestic mountains serve as your backdrop blending indoor and outdoor living. For your furry companions, a secure 72x24 foot metal-fenced dog run and indoor ramp ensure their safety and convenience. The spacious bedrooms exude opulence, including a main-level primary ensuite and a second primary bedroom with amenities in the basement that would be perfect for multi-generational living. The family room is designed with your entertainment needs in mind, featuring a projector that sets the stage for casual viewing or exciting movie nights with loved ones. This home flawlessly combines modern comforts with the allure of the natural surroundings. There is a recent appraisal that shows you will have instant equity in your new home. This remarkable mountain retreat, flawlessly blending elegance, comfort, and breathtaking surroundings, presents an unparalleled opportunity to own a residence that epitomizes the perfect union of luxurious living and the natural world.**

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TERMS

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Terms Offered: **Cash, Conventional** 1st Right of Refusal:  
Possession Terms: **DOD** Possession Date: Earnest Money Promissory Note Accepted: **N**  
Earnest Money: **\$9500** Earnest Money Holder: **First American Title**  
Title Company: Title Evidence: **Title Insurance**  
Assumable Loan: **No** Current Appraisal: **See Show/Agent Remarks**  
Notices: **Not Applicable**

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CDOM: **21**

MLS#: **3953004**