

PRIVACY IN TOWN!



2518 Pine Bluff Road, Colorado Springs, CO 80909

Fabulous 3 bedroom, 4 bath, 2-car garage tri-level on private cul-de-sac with almost 1/3 acre of tasteful, mature landscaping near Palmer Park. Excellent condition—well maintained—and no homeowner association. Stop looking because you are home! Offered at only \$468,900! Lets take a tour:

Upper level: 15x13 bedroom with adjoining 3/4 bath; 12x11 bedroom; full bath; master retreat starts with separate 14x10 room (office? sitting? nursery?), then steps up to large 21x18 bedroom with great bathroom and walk-in closet. Wood floors for easy cleaning and low allergens.

Main level: Wonderful, bright country kitchen with lots of counter space, large pantry and spacious nook. Walks out to huge patio and deck area for grilling and outdoor living. Other spaces include a 25x14 living room with adjacent dining room, both with gleaming wood floors.

Lower Level: Warm family room with wood fireplace; office area with closet (could be framed off as a bedroom); laundry area and half-bath. Stained concrete floors make cleaning a breeze and spill worries a thing of the past. A 23x11 sunroom that opens to the outdoors provides ample passive solar warmth into the house, and is just the spot for your plants and you to thrive. Walk up a few steps to the attached 2-car garage with door openers and storage/shop space. Just outside the sunroom is a house-matching shed/playhouse/potting room in the fenced yard.

- ☞ Legal Description: Lot 9, Pine Bluff Subd.
- ☞ Utilities: Colorado Springs Utilities; Centurylink and Comcast telecommunications available.
- ☞ Schools: Colorado Springs School District 11 (719-520-2000/www.D11.org).

Don't miss this gem; it will not last long. You have worked hard to earn the best life offers; you deserve this! Feel free to call me with questions or for a personal tour (unless you already have a broker, in which case they should call; we operate ethically and cooperate with all brokers).



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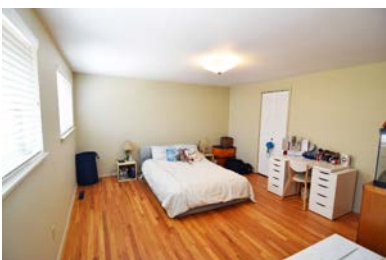
Master Retreat



Master Retreat



Master bath



Bedroom 2 with adj. 3/4 bath



Bedroom 3



Full bath by Bedroom 3



Your new home!