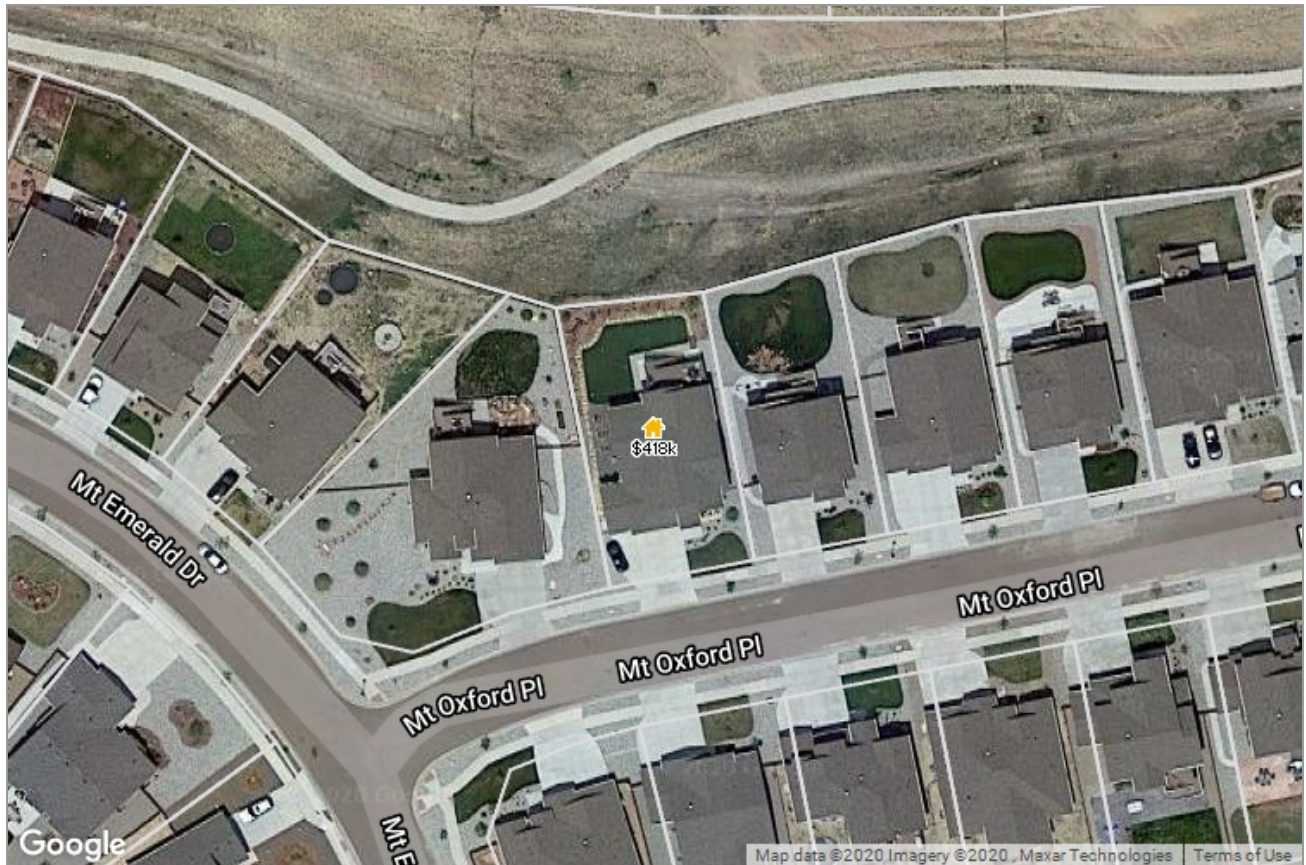


SELLER'S REPORT

12732 Mt Oxford Pl, Peyton, CO 80831



Presented by

Jerrod Butler | REALTOR® | GRI

Colorado Real Estate License: IR100042901



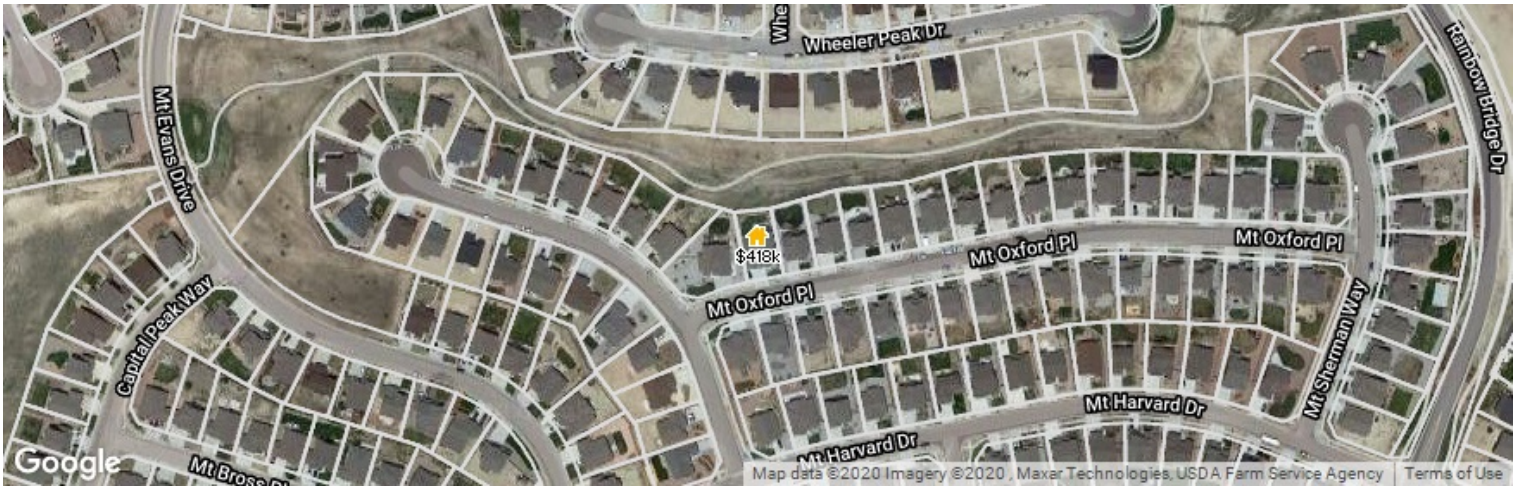
Mobile: (719) 425-9474

Main: jerrod@wishpropertygroup.com

Office: <http://www.wishpropertygroup.com>

Wish Property Group, Inc.
1880 OFFICE CLUB PT
STE 4700
Colorado Springs, CO 80920

12732 Mt Oxford Pl, Peyton, CO 80831



Legend: 🏠 Subject Property

OFF MARKET

- Sold Date: 10/3/2013
- Public Record

Current Estimated Value

\$417,620

Last RVM® Update: 2/5/2020

RVM® Est. Range: \$388,387 – \$446,853

RVM® Confidence: ★★★★★

📈 RVM® Change - Last 1 Month: \$4,730

📈 RVM® Change - Last 12 Months: 3.36%

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	-	-
Property Subtype	Single Family	-	-
Bedrooms	4	-	-
Total Baths	3	-	-
Full Baths	3	-	-
Partial Baths	-	-	-
Living Area (sq ft)	1,766	-	-
Lot Size	7,985 sq ft	-	-
Lot Dimensions	7985 SF	-	-
Garage	Yes	-	-
Garage (spaces)	3	-	-
Year Built	2013	-	-
Total Rooms	8	-	-
Style	Ranch\Rambler	-	-
Roofing	Composition Shingle	-	-
Fireplaces	2	-	-
Basement	Improved Basement (Finished)	-	-
Construction	Frame	-	-
Exterior Walls	Stucco	-	-
Number of Stories	1 story with Basement	-	-

Homeowner Facts

Owner Name (Public)	Pottorff Gregory And Pottorff Pamela Trust
Mailing Address	12732 Mt Oxford Pl Peyton CO 80831-8205
Vesting	Trust/Trustee/Conserv ator
Owner Occupied	Yes

Extended Home Facts



Legend: 🏠 Subject Property

Interior Details

1st Floor	1766 sq ft
Basement Finished	1471 sq ft
Garage	738 sq ft
Total Area	3532 sq ft
Porch Covered	84 sq ft
Balcony/Overhang	284 sq ft

Exterior Details

Lot Size - Square Feet	7985 sq ft
Lot Size - Acres	0.183 ac
Neighborhood Code	106

Location Details

Zoning	PUD
Walkability Score (out of 5)	Overall: 0.3 Amenity: 0.3 Leisure: 0.5

Other Details

Building Quality	B
Terrace	274

Property History

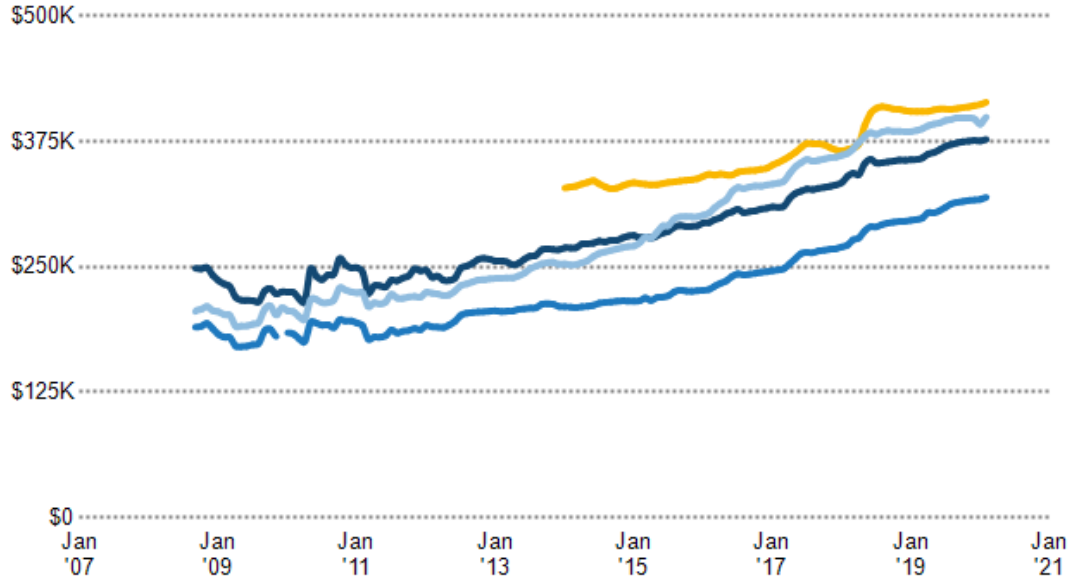
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 80831
- El Paso County
- Colorado



Sales History

Sales Date	Sales Amount	Price per sq. ft.
10/3/2013	\$327,500	\$185

Assessed Values

Date	Improvements	Land	Total	Tax
2019	\$24,260	\$4,680	\$28,940	\$3,156
2018	\$21,130	\$4,280	\$25,410	\$2,800
2017	\$21,130	\$4,280	\$25,410	\$2,648
2016	\$21,170	\$4,740	\$25,910	\$2,637
2015	\$21,170	\$4,740	\$25,910	\$2,638
2014	\$20,380	\$4,780	\$25,160	\$2,594
2013	—	—	—	\$51

Legal Description

APN: 42194-04-027	Tax ID: —	Zoning: PUD	Census Tract: 080410039.022032	Abbreviated Description: LOT 85 MERIDIAN RANCH FIL NO 7 MAP REF:MP: 2194	City/Municipality/Township: Peyton, CO 80831
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Mortgage Records

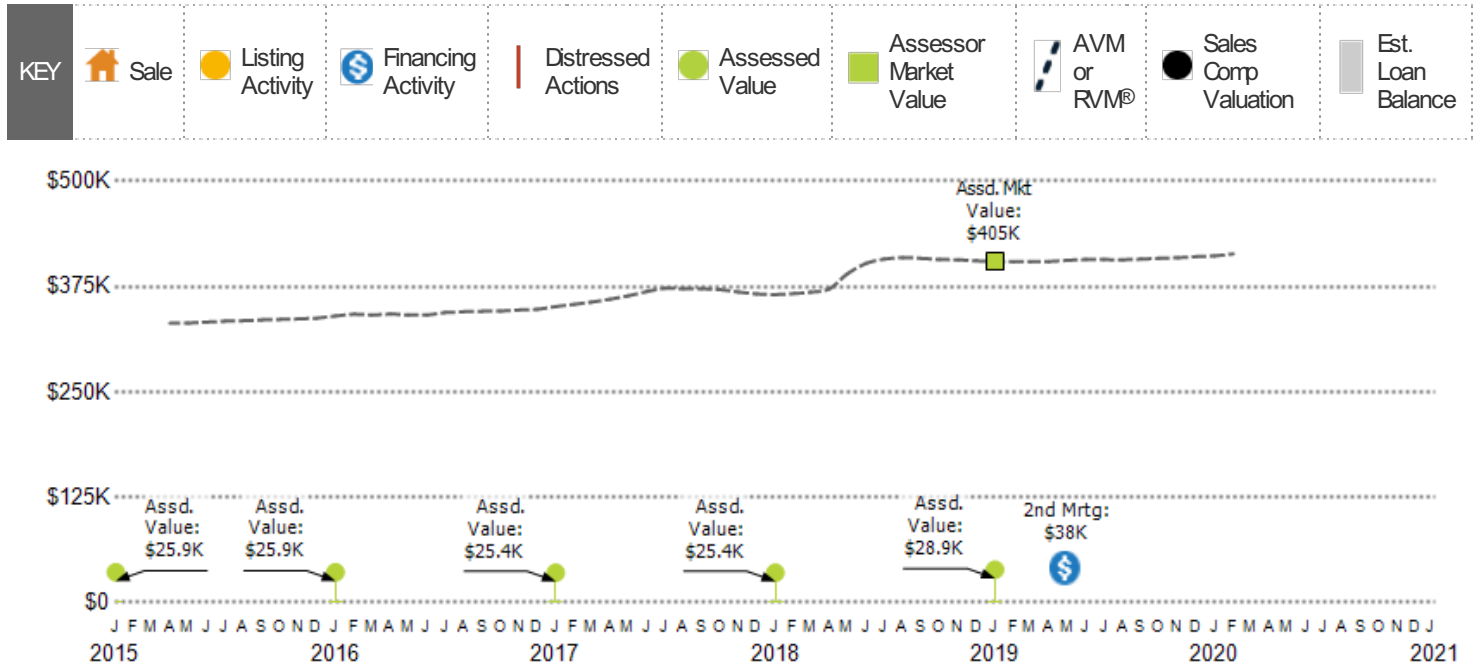
Recording Date	5/8/2019
Borrower Name	GREGORY T POTTORFF, PAMELA K POITORFT
Vesting Type	Revocable Trust
Lender Name	AIR ACADEMY FCU
Lender Type	Credit Union
Loan Amount	\$38,000
Document Number	219049230
Loan Type	Credit Line (Revolving)
Contract Date	5/2/2019
Due Date	5/15/2039
Finance Type	Variable

Deed Records

Recording Date	9/25/2017	10/3/2013
Document Type	Intrafamily Transfer	Special Warranty Deed
Sales Price	–	\$327,500
Sales Price Code	Document states price as "0", "None", "No Consideration".	Full amount computed from Transfer Tax or Excise Tax
Buyer Name	THE GREGORY AND PAMELA POTTORFF TRUST	GREGORY T POTTORFF, PAMELA K POTTORFF
Buyer ID	Trust	Individual(s)
Seller Name	GREGORY T POTTORFF, PAMELA K POTTORFF	SAINT AUBYN HOMES LLC
Seller ID	Individual(s)	Company or Corporation
Document #	217115294	213124819
Total Transfer Tax	–	\$33
Contract Date	9/18/2017	9/30/2013
Inter-family Transfer	1	–

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.

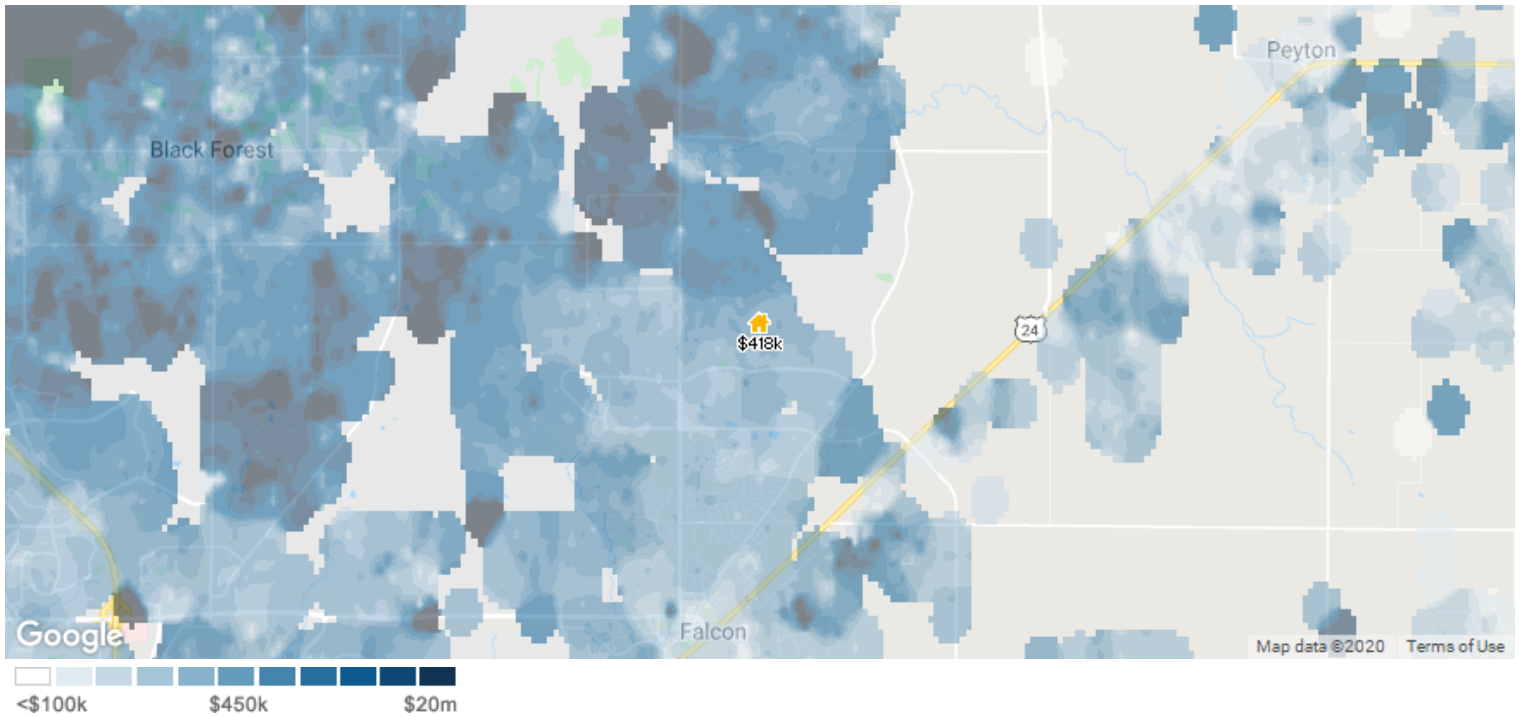


Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Market Activity for 80831

Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Market Snapshot

Compared with Last Year: March 03, 2019 vs. March 03, 2020

Median Est. Home Value

\$377K

Up 5.6%

Median Listing Price

\$415K

Up 16.8%

Median Days in RPR

57

Down -17.4%

Sales Volume

53

Down -39.8%

Listing Price vs. Sales Price

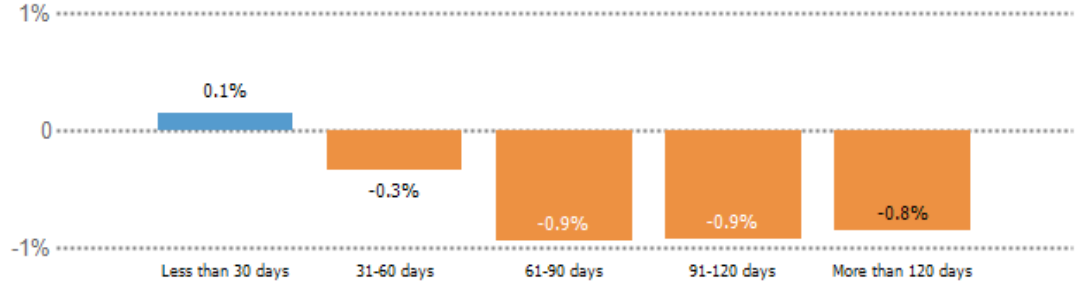
This chart displays the average percentage difference between the listing and selling price, compared by length of time properties were for sale in this market.

Data Source: On- and off-market listings sources

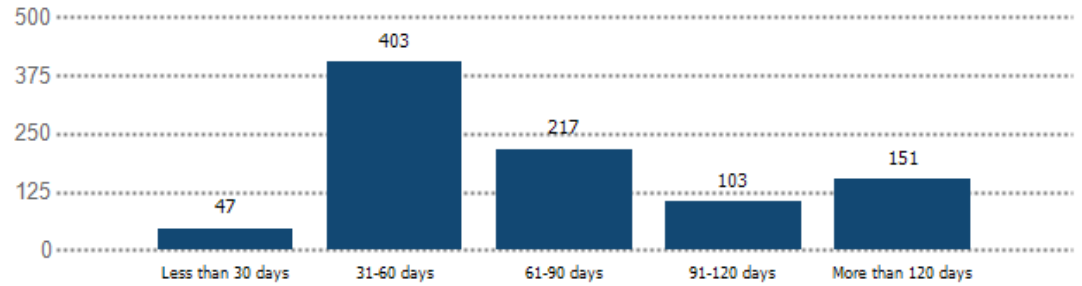
Update Frequency: Monthly

- Above Listing Price
- Below Listing Price
- Number of Sales

Percentage Difference in Price



Number of Sales



Average Price Adjustments

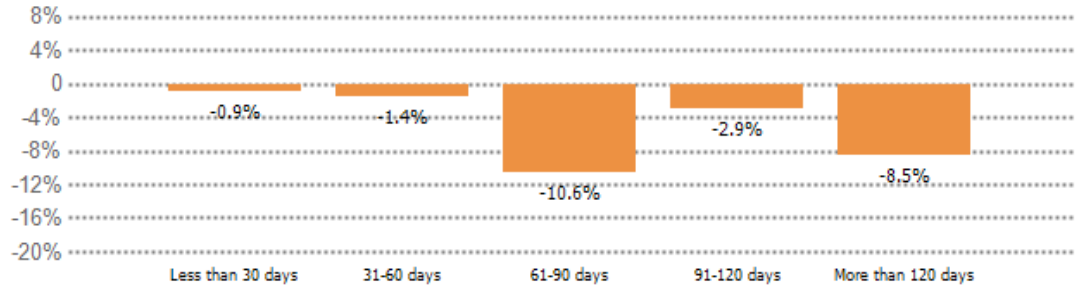
This chart displays the average percentage adjustment from the original list price, compared by length of time properties have been for sale in this market.

Data Source: On- and off-market listings sources

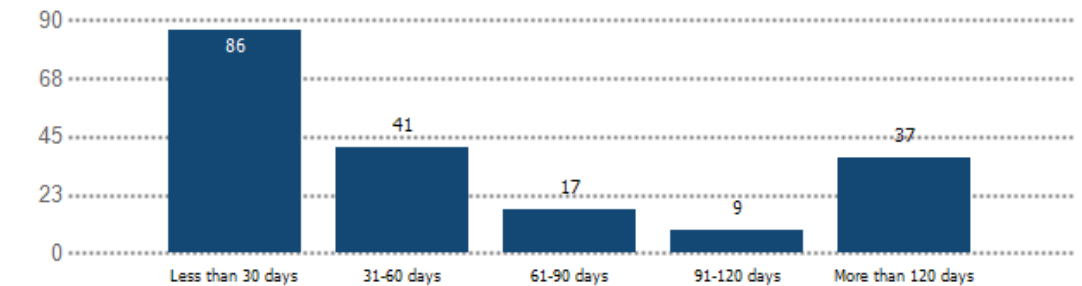
Update Frequency: Monthly

- Price Adjustments (-)
- Number of Price Adjustments - All Listings

Percentage Change in Listing Price



Number of Price Adjustments - All



Market Health Charts and Comparisons

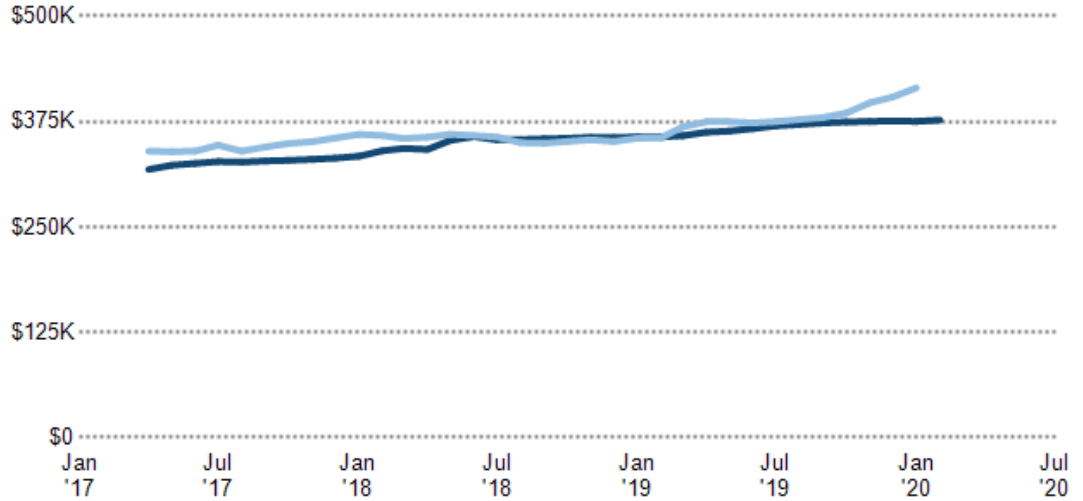
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



Median Sales Price vs. Sales Volume

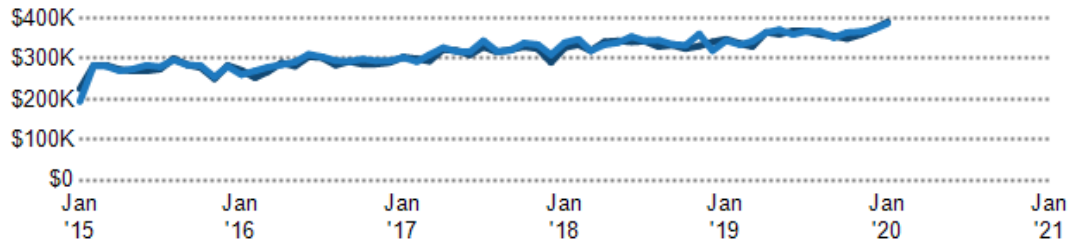
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

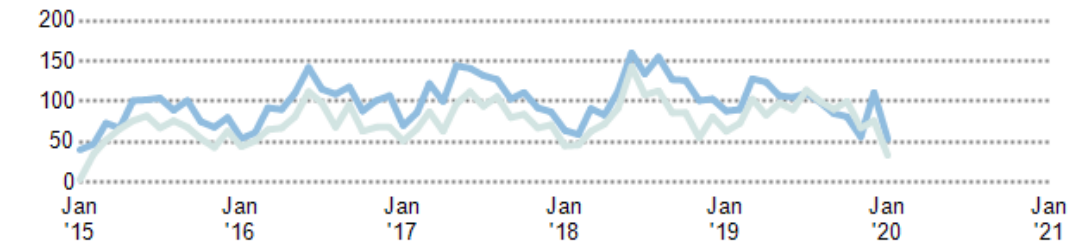
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

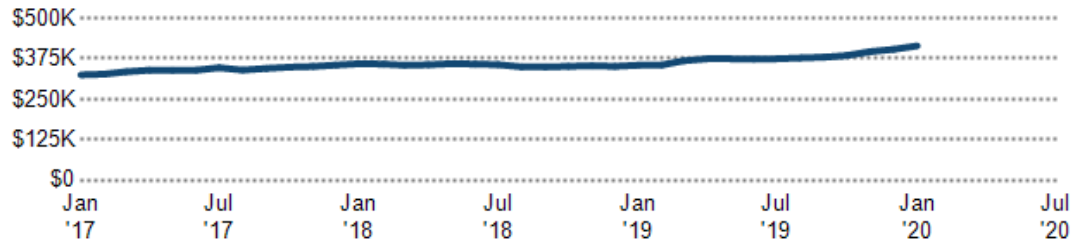
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

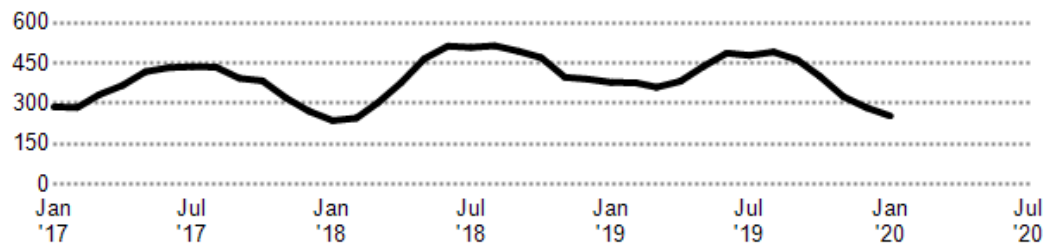
Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

■ ZIP Count Listings by Property Type



Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House
■ Comps

This House



Comps



Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps

This House

1,766 sq. ft. \$417,620

Comps

> 2,400 sq. ft. \$395,000

1,600 - 1,800 sq. ft. \$402,000

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

- This House
- Comps

This House

\$418K 1

Comps

\$360K - \$420K 2

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records data

Update Frequency: Monthly

- This House
- Comps

This House

\$236 1

Comps

\$225 - \$250 1

\$125 - \$150 1

Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data
 Update Frequency: Monthly

■ This House
■ Comps

This House

7 yrs 1

Comps

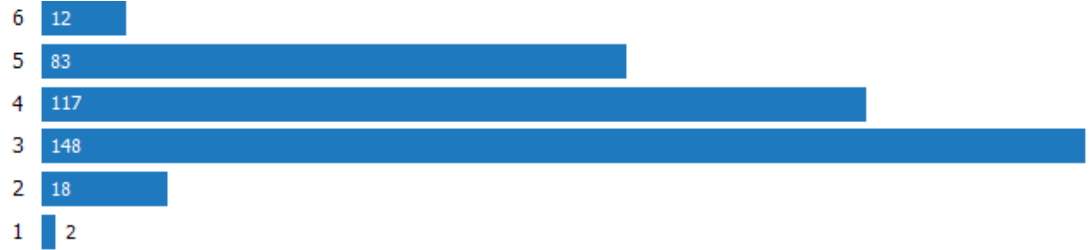
3 - 6 yrs 2

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data
 Update Frequency: Monthly

■ Sales Count by Bedroom



Inventory of Distressed Listings

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: Public records and MLS data where licensed
 Update Frequency: Daily

■ Inventory of Distressed Listings

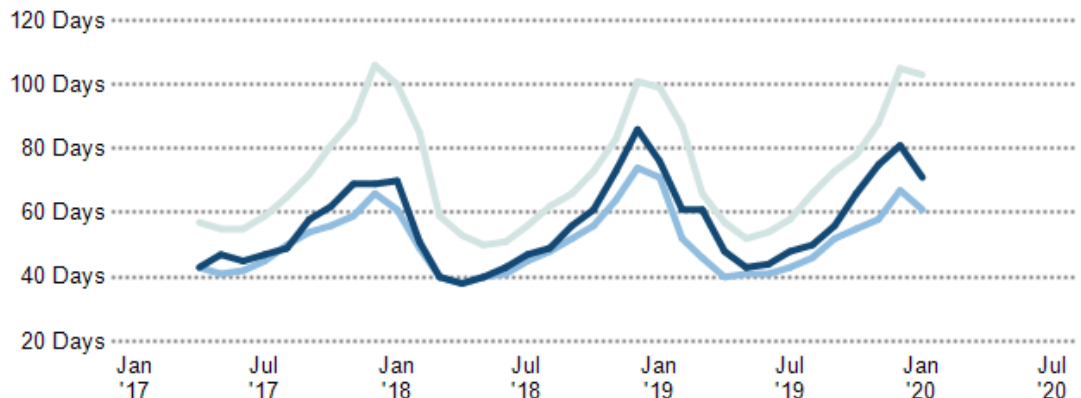
Pre-Foreclosure 3

Median Days in RPR

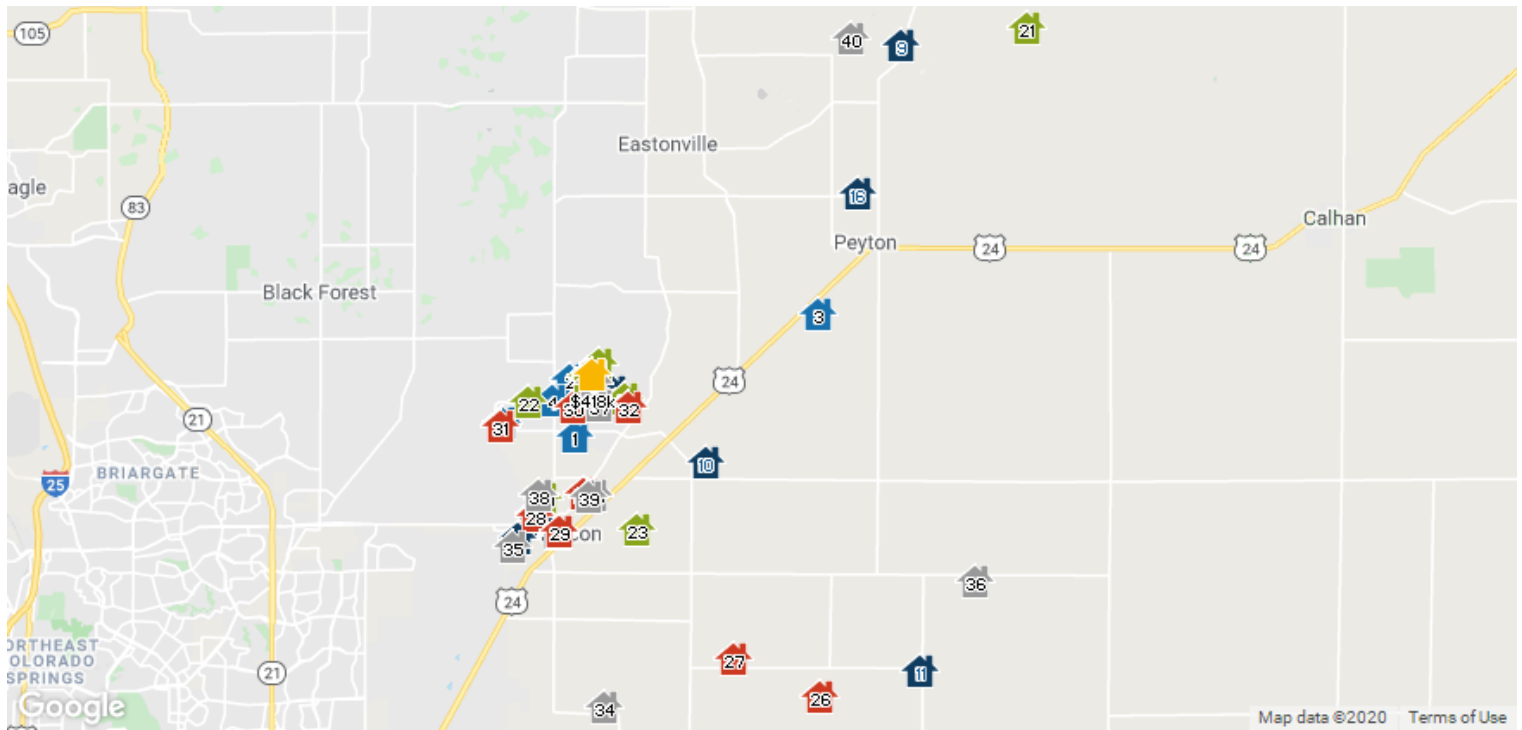
This chart shows how long homes are listed on RPR before their status is converted to sold. The median is calculated for all homes sold in a given month.

Data Source: On- and off-market listings sources
 Update Frequency: Monthly

■ 80831
■ El Paso County
■ Colorado



Selected Recent Market Activity for 80831



LEGEND:  Subject Property  Pending  For Sale or For Lease  Distressed  Pending Distressed  Recent Sale  Off Market

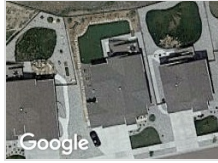
	Market Activity For Sale or For Lease Listings	Market Activity Pending Sales	Market Activity Sold	Market Activity Distressed	Market Activity Expired Listings
Total Number of Properties	8	8	8	8	8
Lowest Listing Price/Est. Value	\$179,000	\$268,000	\$285,000	\$235,660	\$199,900
Median Listing Price/Est. Value	\$411,000	\$417,500	\$455,000	\$320,010	\$437,450
Highest Listing Price/Est. Value	\$569,900	\$626,312	\$475,000	\$459,680	\$580,000
Median Living Area	3,119	2,323	2,988.5	1,779	3,122.5
Median Price per sq.ft.	\$131	\$171	\$152	\$177	\$150
Median Days in RPR	3.5	25.5	79.5	28	141.5
Median Age	14.5	8.5	5	16.5	18

Market Activity: Active



Address	12732 Mt Oxford Pl Peyton, CO 80831	12144 Pine Valley Cir Peyton, CO 80831	10692 Ross Lake Dr Peyton, CO 80831	12035 Tracy Ln Peyton, CO 80831	11609 Allendale Dr Peyton, CO 80831
Status	Subject Property	For Sale	For Sale	For Sale	For Sale
Amount	\$417,620 Est. Value	\$569,900 List Price	\$397,000 List Price	\$179,000 List Price	\$380,000 List Price
Listing Date	–	3/3/2020	3/3/2020	3/2/2020	3/1/2020
Days in RPR	–	–	–	1	2
Price Per Sq. Ft.	\$236	\$114	\$133	\$122	\$177
Bedrooms	4	7	5	3	4
Total Baths	3	3	4	2	3
Partial Baths	–	–	2	–	1
Total Rooms	8	13	8	6	8
Living Area	1,766	4,983	2,993	1,464	2,142
Lot Size	7,985 sq ft	8,960 sq ft	0.34 acres	5.01 acres	0.53 acres
Year Built	2013	2005	2006	1980	2000
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family	Single Family	Single Family	Single Family
MLS ID	–	9833643	7740533	1205608	8090582
Listing Broker	–	Listing Courtesy of Fortress Real Estate Group	Listing Courtesy of Equity Colorado Llc	Listing Courtesy of Keller Williams Partners	Listing Courtesy of Aurora Realty
Description	<p>Highlighted fields were changed by agent to reflect knowledge of this property.</p>	<p>Amazing golf course lot. Rancher that has amazing views and spacious wide open floor plan. Fully landscaped, fully fenced! huge large redwood deck, and stamped concrete patio and walkway. Tons of windows, grey hardwood floors on main level, separate formal dining. Amazing gourmet kitchen, corera marble counter tops and island, hardwood floors, tons of 42" cabinets, stainless appliances. 3 ovens, pot filler, and other amazing upgrades. Elegant master retreat, 5 piece bath with heated floors.***see supplementals</p>	<p>This lovely home is situated in a quiet cul de sac and welcomes you with a covered front porch and 4 apple trees. As you enter the home you will notice the 9 ft ceilings on the main level, dining room with french doors which can be an office and open kitchen and living room making the home feel light and inviting. Kitchen has all new stainless steel appliances and the home has been fitted with all new fixtures and fresh interior paint.</p>	<p>Very desirable 5 acre parcel of land with amazing pikes peak views, this will be a great investment property to either remodel or tear down and build a new home</p>	<p>*pride of ownership* well maintain * beautiful high ceilings * newer laminate flooring @ family room * large 1/2 acre lot * no neighbors on the back * pikes peak views* walk-out basement framed ready to be finished * no hoa*</p>

Market Activity: Active



Address	12732 Mt Oxford Pl Peyton, CO 80831	9275 Rockingham Dr Peyton, CO 80831	10170 Mt Lincoln Dr Peyton, CO 80831	10346 Mt Lincoln Dr Peyton, CO 80831	12638 Handles Peak Way Peyton, CO 80831
Status	Subject Property	For Sale	For Sale	For Sale	For Sale
Amount	\$417,620 Est. Value	\$509,905 List Price	\$425,000 List Price	\$369,900 List Price	\$480,000 List Price
Listing Date	–	2/27/2020	2/27/2020	2/27/2020	2/27/2020
Days in RPR	–	5	5	5	5
Price Per Sq. Ft.	\$236	\$131	\$131	\$193	\$128
Bedrooms	4	7	5	4	5
Total Baths	3	4	4	3	4
Partial Baths	–	1	1	1	1
Total Rooms	8	15	7	7	9
Living Area	1,766	3,881	3,245	1,920	3,751
Lot Size	7,985 sq ft	0.5 acres	9,718 sq ft	7,183 sq ft	0.27 acres
Year Built	2013	2005	2013	2013	2012
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family	Single Family	Single Family	Single Family
MLS ID	–	9051473	8013665	6228892	2539771
Listing Broker	–	Listing Courtesy of Quantum Residential Group, LLC	Listing Courtesy of RE/MAX Integrity, Inc	Listing Courtesy of Realty Concepts LLC	Listing Courtesy of Keller Williams Freedom Realty
Description		Spacious 7 bedroom home on half-acre lot– oversized 4 car garage. Rv parking in back or along side of home– covenants but no hoa dues. Gorgeous vaulted entry, hardwood floors in kitchen, dining room and entry. Formal living room with picture window– perfect place to put the christmas tree! large kitchen overlooks family room, with see-through gas fireplace into the office. Main level laundry room. Basement boasts three additional bedrooms and full bathroom with granite countertop. Formal dining room.	Rare main level living 2 story home w/walk-out basement. Huge lot that backs to opens space with trail. Large kitchen w/granite counters and stainless steel appliances. The great room has a vaulted ceiling, fireplace and tv niche. Spacious main level master w/5 piece bath and walk in closet. The upper level features 2 nice size bedrooms that share a full bath. The walk-out basement has a large family room wired for surround sound. The under stair storage wall is set up for a fish tank. Also 2 more bedrooms and a full bath.	Beautiful 2 story, 4 bed, 3 bath and 3 car garage in the highly desirable meridian ranch. Low maintenance stucco and stone exterior. Kitchen is incredible with 42 inch cabinets, crown molding, slab granite counter-tops and under-mount sink, stainless appliances, breakfast bar and pantry. Great room with stunning reclaimed wood accent wall walks out to a large fenced backyard. The master suite has a 5 piece bath with gorgeous tile, slab granite counter-tops, double vanity, stand alone shower, soaking tub and walk in closet.	Absolutely stunning stucco & stone 5 bedroom, 4 bathroom vantage home rancher at the end of a quiet cul-de-sac! elegance welcomes you into this beautiful home with polished hardwood flooring throughout the main level living areas. Very open floorplan with inviting living room featuring a gas-log fireplace, kitchen boasting granite countertops, breakfast bar, large pantry, upgraded cabinetry, gleaming stainless steel whirlpool appliances including self-cleaning oven with smoothtop stove,

Highlighted fields were changed by agent to reflect knowledge of this property.

12144 Pine Valley Cir, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE
• New, Active: 3/3/2020

List Price
\$569,900

List Date: 3/3/2020

Current Estimated Value
\$436,330

Last RVM® Update: 2/5/2020

RVM® Est. Range:
\$388,334 – \$484,326

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$7,970**

📈 RVM® Change
Last 12 Months: **5.8%**

Amazing Golf Course Lot. Rancher that has amazing views and Spacious Wide OPEN Floor plan. Fully Landscaped, Fully Fenced! Huge Large Redwood Deck, and Stamped Concrete Patio and walkway. Tons of Windows, Grey Hardwood Floors on Main Level, Separate Formal Dining. Amazing Gourmet Kitchen, Corr...

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Partial Baths
Living Area (sq ft)
Lot Size
Lot Dimensions
Garage
Garage (spaces)
Year Built
Total Rooms
Style
Roofing
Heating
Cooling
Fireplaces
Basement
Foundation
Construction
Exterior Walls
Number of Stories

Public Facts

Single Family Residence
Single Family
7
3
3
—
2,518
8,960 sq ft
8960 SF
Yes
2
2005
13
Ranch/Rambler
Composition Shingle
Forced Air Unit
Yes
—
Improved Basement (Finished)
Concrete
Frame
Wood Siding
1 story with Basement

Listing Facts

Single Family Residence
Single Family
7
3
3
—
4,983
8,960 sq ft
8960.00
Yes
3
2005
—
Ranch
Composite Shingles
Forced Air
Ceiling Fans, Central Air
Gas, Main, One
Yes
Full Basement, Garden Level
Wood Frames
Brick, Masonite
—

Listing Courtesy of Fortress Real Estate Group

10692 Ross Lake Dr, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏡 This Listing

FOR SALE

• New, Active: 3/3/2020

List Price
\$397,000

List Date: 3/3/2020

Current Estimated Value
\$394,530

Last RVM® Update: 2/5/2020

RVM® Est. Range:

\$359,023 – \$430,037

RVM® Confidence:



RVM® Change

 Last 1 Month: **-\$22,620**

RVM® Change

 Last 12 Months: **-0.55%**

This lovely home is situated in a quiet cul de sac and welcomes you with a covered front porch and 4 apple trees. As you enter the home you will notice the 9 ft ceilings on the main level, dining room with french doors which can be an office and open kitchen and living room making the home feel li...

Home Facts

Property Type
 Property Subtype
 Bedrooms
 Total Baths
 Full Baths
 Partial Baths
 Living Area (sq ft)
 Lot Size
 Lot Dimensions
 Garage
 Garage (spaces)
 Year Built
 Total Rooms
 Style
 Roofing
 Heating
 Cooling
 Fireplaces
 Basement
 Foundation
 Construction
 Exterior Walls
 Number of Stories

Public Facts

Single Family Residence
Single Family
 4
 4
 3
 1
 2,116
 0.34 acres
 14752 SF
 Yes
 2
 2006
 8
 -
Composition Shingle
Forced Air Unit
 Yes
 -
Improved Basement (Finished)
Concrete
Frame
Wood Siding
2 story with Basement

Listing Facts

Single Family Residence
Single Family
 5
 4
 2
 2
 2,993
 0.34 acres
 14752.00
 Yes
 3
 2006
 -
2 Story
Composite Shingles
Forced Air, Natural Gas
Ceiling Fans, Central Air
Gas, Main
 Yes
Full Basement
Wood Frames
Wood
 -

Listing Courtesy of Equity Colorado LLC

12035 Tracy Ln, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE
 • New, Active: 3/2/2020

List Price
\$179,000

 List Date: 3/2/2020
 Days in RPR: 1

Current Estimated Value
\$190,000

Last AVM Update: 2/5/2020

 AVM Est. Range:
\$131,100 – \$248,900

 AVM Confidence:
 ★☆☆☆☆

 ➔ AVM Change
 Last 1 Month: -

 ⬆️ AVM Change
 Last 12 Months: **4.97%**

VERY DESIRABLE 5 ACRE
 PARCEL OF LAND WITH
 AMAZING PIKES PEAK VIEWS,
 THIS WILL BE A GREAT
 INVESTMENT PROPERTY TO
 EITHER REMODEL OR TEAR
 DOWN AND BUILD A NEW HOME

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	1,552	1,464
Lot Size	5.01 acres	5.01 acres
Lot Dimensions	5.010 AC	218236.00
Year Built	1980	1980
Total Rooms	6	-
Style	Ranch/Rambler	Ranch
Roofing	Composition Shingle	Composite Shingles
Heating	Forced Air Unit	Forced Air, Other
Cooling	-	None
Fireplaces	-	Stove, Wood
Basement	Basement	Yes
Foundation	Concrete	Tied Down (Mobile)
Construction	Frame	-
Exterior Walls	Wood Siding	Other
Number of Stories	1 story with Basement	-

Listing Courtesy of Keller Williams Partners

11609 Allendale Dr, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE

• New, Active: 3/1/2020

List Price

\$380,000

List Date: 3/1/2020

Days in RPR: 2

Current Estimated Value

\$378,650

Last RVM® Update: 2/5/2020

RVM® Est. Range:

\$348,358 – \$408,942

RVM® Confidence:



📈 RVM® Change

Last 1 Month: **\$1,920**

📈 RVM® Change

Last 12 Months: **2.72%**

Pride of Ownership Well maintain * Beautiful High Ceilings * Newer Laminate flooring @ Family room * Large 1/2 Acre Lot * No Neighbors on the Back * Pikes Peak Views* Walk-out Basement Framed ready to be finished * No HOA*

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family
Bedrooms	4	4
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	2,142	2,142
Lot Size	0.53 acres	0.53 acres
Lot Dimensions	22954 SF	22954.00
Garage	Yes	Yes
Garage (spaces)	2	2
Year Built	2000	2000
Total Rooms	8	–
Style	–	2 Story
Roofing	Composition Shingle	Composite Shingles
Heating	Forced Air Unit	Electric, Forced Air, Natural Gas
Cooling	–	Ceiling Fans
Fireplaces	1	Electric
Basement	Basement	Yes
Foundation	Concrete	Walk-Out
Construction	Frame	Wood Frames
Exterior Walls	Stucco	Stucco
Number of Stories	2 story with Basement	–

Listing Courtesy of Aurora Realty

9275 Rockingham Dr, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE

• New, Active: 2/27/2020

List Price

\$509,905

List Date: 2/27/2020

Days in RPR: 5

Current Estimated Value

\$536,630

Last RVM® Update: 2/5/2020

RVM® Est. Range:

\$493,700 – \$579,560

RVM® Confidence:



RVM® Change

 Last 1 Month: **-\$8,520**

RVM® Change

 Last 12 Months: **4.88%**

Spacious 7 Bedroom Home on Half-Acre Lot– Oversized 4 Car Garage. RV Parking in back or along side of home– Covenants but no HOA dues. Gorgeous Vaulted Entry, Hardwood Floors in Kitchen, Dining Room and Entry. Formal Living Room with picture window– perfect place to put the Christmas Tree! L...

Home Facts

Property Type

Property Subtype

Bedrooms

Total Baths

Full Baths

Partial Baths

Living Area (sq ft)

Lot Size

Lot Dimensions

Garage

Garage (spaces)

Year Built

Total Rooms

Style

Roofing

Heating

Cooling

Fireplaces

Basement

Foundation

Construction

Exterior Walls

Number of Stories

Public Facts
Single Family Residence
Single Family
7
4
3
1
2,878
0.5 acres
21919 SF
Yes
4
2005
15
–
Composition Shingle
Forced Air Unit
–
1
Improved Basement (Finished)
Concrete
Frame
Stucco
2 story with Basement
Listing Facts
Single Family Residence
Single Family
7
4
3
1
3,881
0.5 acres
21919.00
Yes
4
2005
–
2 Story
Composite Shingles
Forced Air, Natural Gas
Ceiling Fans
Gas, Main
Yes
Full Basement
Wood Frames
Stone, Stucco
–
Listing Courtesy of Quantum Residential Group, LLC

10170 Mt Lincoln Dr, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE

• New, Active: 2/27/2020

List Price

\$425,000

List Date: 2/27/2020

Days in RPR: 5

Current Estimated Value

\$372,970

Last RVM® Update: 2/5/2020

RVM® Est. Range:

\$346,863 – \$399,077

RVM® Confidence:



RVM® Change

 Last 1 Month: **\$350**

RVM® Change

 Last 12 Months: **0.74%**

Rare main level living 2 story home w/walk-out basement. Huge lot that backs to opens space with trail. Large kitchen w/granite counters and stainless steel appliances. The great room has a vaulted ceiling, fireplace and TV niche. Spacious main level master w/5 piece bath and walk in closet. The up...

Home Facts

Property Type
 Property Subtype
 Bedrooms
 Total Baths
 Full Baths
 Partial Baths
 Living Area (sq ft)
 Lot Size
 Lot Dimensions
 Garage
 Garage (spaces)
 Year Built
 Total Rooms
 Style
 Roofing
 Heating
 Cooling
 Fireplaces
 Basement
 Foundation
 Construction
 Exterior Walls
 Number of Stories

Public Facts

Single Family Residence
Single Family
 3
 3
 2
 1
 1,998
 9,717 sq ft
 9717 SF
 Yes
 2
 2013
 7
 –
Composition Shingle
 –
 –
 1
Basement
 –
Frame
Stucco
2 story with Basement

Listing Facts

Single Family Residence
Single Family
 5
 4
 3
 1
 3,245
 9,718 sq ft
 9717.00
 Yes
 3
 2013
 –
2 Story
Composite Shingles
Forced Air, Natural Gas
Central Air
Gas, Main
 Yes
Walk-Out
Wood Frames
Stucco
 –

Listing Courtesy of RE/MAX Integrity, Inc

10346 Mt Lincoln Dr, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE

• New, Active: 2/27/2020

List Price

\$369,900

List Date: 2/27/2020

Days in RPR: 5

Current Estimated Value

\$357,520

Last RVM® Update: 2/5/2020

RVM® Est. Range:

\$328,919 – \$386,121

RVM® Confidence:



RVM® Change

 Last 1 Month: **\$40**

RVM® Change

 Last 12 Months: **7.62%**

Beautiful 2 story, 4 bed, 3 bath and 3 car garage in the highly desirable Meridian Ranch. Low maintenance stucco and stone exterior. Kitchen is incredible with 42 inch cabinets, crown molding, slab granite counter-tops and under-mount sink, stainless appliances, breakfast bar and pantry. Great room...

Home Facts

Property Type
 Property Subtype
 Bedrooms
 Total Baths
 Full Baths
 Partial Baths
 Living Area (sq ft)
 Lot Size
 Lot Dimensions
 Garage
 Garage (spaces)
 Year Built
 Total Rooms
 Style
 Roofing
 Heating
 Cooling
 Fireplaces
 Basement
 Foundation
 Construction
 Exterior Walls
 Number of Stories

Public Facts

Single Family Residence
 Single Family
 4
 3
 2
 1
 1,920
 7,182 sq ft
 7182 SF
 Yes
 2
 2013
 7
 –
 Composition Shingle
 –
 –
 –
 Basement
 –
 Frame
 Wood Siding
 2 story with Basement

Listing Facts

Single Family Residence
 Single Family
 4
 3
 2
 1
 1,920
 7,183 sq ft
 7182.00
 Yes
 3
 2013
 –
 2 Story
 Composite Shingles
 Forced Air
 Ceiling Fans, Central Air
 None
 Yes
 Full Basement
 Wood Frames
 Stone, Stucco
 –

Listing Courtesy of Realty Concepts LLC

12638 Handles Peak Way, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE

• New, Active: 2/27/2020

List Price

\$480,000

List Date: 2/27/2020

Days in RPR: 5

Current Estimated Value

\$435,580

Last RVM® Update: 2/5/2020

RVM® Est. Range:

\$405,090 – \$466,070

RVM® Confidence:



RVM® Change

 Last 1 Month: **\$6,770**

RVM® Change

 Last 12 Months: **2.89%**

Absolutely Stunning Stucco & Stone 5 Bedroom, 4 Bathroom Vantage Home Rancher at the End of a Quiet Cul-de-Sac! Elegance Welcomes You into this Beautiful Home with Polished Hardwood Flooring Throughout the Main Level Living Areas. Very Open Floorplan with Inviting Living Room Featuring a Gas-Log Fi...

Home Facts

Property Type
 Property Subtype
 Bedrooms
 Total Baths
 Full Baths
 Partial Baths
 Living Area (sq ft)
 Lot Size
 Lot Dimensions
 Garage
 Garage (spaces)
 Year Built
 Total Rooms
 Style
 Roofing
 Heating
 Cooling
 Fireplaces
 Basement
 Foundation
 Construction
 Exterior Walls
 Number of Stories

Public Facts

Single Family Residence
 Single Family
 5
 4
 3
 1
 1,924
 0.27 acres
 11795 SF
 Yes
 2
 2012
 9
 Ranch\Rambler
 Composition Shingle
 –
 Yes
 1
 Improved Basement (Finished)
 –
 Frame
 Stucco
 1 story with Basement

Listing Facts

Single Family Residence
 Single Family
 5
 4
 4
 –
 3,751
 0.27 acres
 11795.00
 Yes
 3
 2012
 –
 Ranch
 Composite Shingles
 Forced Air
 Central Air
 Gas, Main
 Yes
 Full Basement
 Framed On Lot, Wood Frames
 Stucco
 –

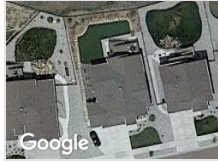
Listing Courtesy of Keller Williams Freedom Realty

Market Activity: Pending



Address	12732 Mt Oxford Pl Peyton, CO 80831	19220 Pinon Park Rd Peyton, CO 80831	10322 Beckham St Peyton, CO 80831	19723 Jones Rd Peyton, CO 80831	11551 Ducal Pt Peyton, CO 80831
Status	Subject Property	Pending	Pending	Pending	Pending
Amount	\$417,620 Est. Value	\$425,000 List Price	\$626,312 List Price	\$485,950 List Price	\$309,900 List Price
Offer Amount	—	—	—	—	—
Listing Date	—	2/26/2020	2/26/2020	8/28/2019	1/31/2020
List/Offer Ratio	—	—	—	—	—
Days in RPR	—	6	6	188	32
Price Per Sq. Ft.	\$236	\$169	\$173	\$261	\$157
Bedrooms	4	3	4	3	3
Total Baths	3	3	4	3	4
Partial Baths	—	1	1	2	2
Total Rooms	8	13	14	10	11
Living Area	1,766	2,508	3,627	1,860	1,980
Lot Size	7,985 sq ft	5.14 acres	0.27 acres	8.86 acres	4,076 sq ft
Year Built	2013	2002	2020	2018	2018
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
MLS ID	—	5317377	6464609	2305857	4137186
Listing Broker	—	Listing Courtesy of RE/MAX ALLIANCE	Listing Courtesy of Engel & Volkers Colorado Springs	Listing Courtesy of RE/MAX ALLIANCE	Listing Courtesy of Keller Williams Premier Realty, LLC
Description	<p>Highlighted fields were changed by agent to reflect knowledge of this property.</p>	Beautiful custom log cabin on 5 acre lot! fully fenced with 4 pastures + horse shed. Oversize 2 car garage. Walkout basement. Open floor plan. Vaulted ceilings. Natural lighting. Updated furnace, windows, roof, gutters, paint inside and out. Open living/kitchen/dining area with granite countertops and hickory cabinets. Bright can lighting and custom light fixtures. 3 patio areas + spa. Chicken coop. Oversize 75 gallon water heater. Located in the bijou basin, offering peaceful, quiet rural living at it's finest!	New construction ranch style home will knock your socks off! features over 3,600 sq ft finished, 4 beds, 4 baths, 3 garage rv bay. Oversized garage includes rv bay totaling 1212 square feet. Open floor plan, 13' ceilings in the grand room w/wood beams, incredible kitchen will make anyone want to cook, features massive granite island where the everyone can gather, large walk-in pantry, & loads of cabinets. Speaking of cabinets, beautiful rustic alder cabinets throughout the home. Master retreat that even the pickiest buyers will swoon over a oversized walk-in tiled shower w/multiple shower heads & bench, double vanity, stand alone soaking tub...	One of a kind property in peyton! raised ranch built to maximize mountain views. Living spaces located on upper floor including great room, kitchen, dining, master suite and additional bed/bath. Lower level is a huge flex space which can be a bedroom, office etc. Lower level also has bathroom and laundry room. Home is beautifully appointed with hardwood floor looking tile for easy maintenance. Upgraded kitchen with solid stone counters, stainless appliances and custom cabinetry. Great room has vaulted ceilings, gas fireplace and french doors out to the oversized deck with full front range views. Extra space in oversized out building...	Immaculate 3-bed, 4-bath, tri-level on a cul-de-sac. Attached 2-car garage. Central ac. Kitchen w/ granite counters & pantry. Fireplace in living room. Master suite w/ adjoining bath & walk-in closet. Bonus room off main level walks-out to patio. Fire pit in fenced backyard. Community amenities include 2 rec centers, weight & cardio rooms. Indoor pool w/ slide & indoor lap pool. Outdoor pool. Parks, playgrounds, open space, basketball court, bmx course, hiking trails. Youth sports programs. Close to antlers creek golf course.

Market Activity: Pending



Address	12732 Mt Oxford Pl Peyton, CO 80831	7252 Sylamore Way Peyton, CO 80831	13137 Park Meadows Dr Peyton, CO 80831	7385 Beinecke Pt Peyton, CO 80831	18380 Murphy Rd Peyton, CO 80831
Status	Subject Property	Pending	Pending	Pending	Pending
Amount	\$417,620 Est. Value	\$451,500 List Price	\$395,000 List Price	\$268,000 List Price	\$410,000 List Price
Offer Amount	—	—	—	—	—
Listing Date	—	1/16/2020	2/21/2020	2/13/2020	10/15/2019
List/Offer Ratio	—	—	—	—	—
Days in RPR	—	47	11	19	140
Price Per Sq. Ft.	\$236	\$112	\$129	\$186	\$192
Bedrooms	4	5	6	3	4
Total Baths	3	4	4	2	2
Partial Baths	—	2	1	—	—
Total Rooms	8	11	16	9	11
Living Area	1,766	4,023	3,064	1,441	2,138
Lot Size	7,985 sq ft	0.32 acres	8,126 sq ft	4,716 sq ft	4.77 acres
Year Built	2013	2006	2017	2006	1909
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
MLS ID	—	9279892	6672310	5715386	4313706
Listing Broker	—	Listing Courtesy of Keller Williams Action Realty LLC	Listing Courtesy of HQ Homes	Listing Courtesy of PRICE AND COMPANY	Listing Courtesy of The Platinum Group
Description		<p>Large 5 bed 3 bath ranch style home in highly sought after falcon highlands neighborhood. Sits on a large sprawling lot with great curb appeal.</p> <p>This beautiful home boasts an open floor plan that has a large family room w/ gas fireplace. Separate dining room area perfect for holiday parties! the main floor master provides private access to the back patio & has gorgeous master retreat. Two additional beds adorn the main floor. The kitchen has plenty of cabinet space, separate eating area and island.</p> <p>The basement is completely redone & includes large entertainment room, large 3/4 bath & 2 large bedrooms. Retire to the backyard & sit underneath...</p>	<p>Beautiful property located in meridian ranch! 6 bedroom and 4 bathrooms! main level includes beautiful hardwood floors throughout ,study/dining room, family room, bathroom and kitchen. Open floor plan, great space for entertainment or relaxing. Granite and ceramic tile in all bathrooms and raised vanities through out the house.the kitchen includes granite slab counter tops, tile backsplash, upgraded custom 42" white birch cabinets with pull out drawers and custom molding, kitchen pantry, island, gas stove, open and bright, and new appliances! upgraded carpet upstairs, beautiful ceilings, ceiling fan, walk in closet...</p>	<p>Meticulously maintained ranch home in the coveted courtyards at woodmen hills neighborhood. Easy access to both colorado springs and falcon and walking distance to many restaurants, parks and the library. The courtyards at woodmen hills is a maintenance free community with the hoa taking care of exterior maintenance, lawn care, snow removal, etc. Main floor living at it's finest! the front entry opens up to a family room with vaulted ceilings and a cozy gas fireplace warms both the family room and dining room. The dining room sits adjacent to the kitchen. The kitchen has an open and functional layout with an ample sized pantry. The garage...</p>	<p>This beautiful farm-house built in 1909 has new stucco on the house and garage. Rare property with just under 5 acres, 360-degree views, surrounded on three sides by the bennett ranch. Oversized garage has an oil-change pit on one side. The workshop/loafing shed has two fenced corrals adjacent. Additionally, there is a greenhouse, penned chicken house, and a utility shed. Dog door out of the main-floor master leads to a dog run with a 6ft fence. An unexpected bonus is the shooting range at the back of the property!</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

19220 Pinon Park Rd, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Listing

PENDING

• Pending as of 2/27/2020

List Price

\$425,000

List Date: 2/26/2020

Days in RPR: 6

Beautiful custom log cabin on 5 acre lot! Fully fenced with 4 pastures + horse shed. Oversize 2 Car Garage. Walkout basement. Open floor plan. Vaulted Ceilings. Natural lighting. Updated Furnace, Windows, Roof, Gutters, Paint inside and out. Open Living/Kitchen/Dining area with granite countertops...

Home Facts

Property Type
 Property Subtype
 Bedrooms
 Total Baths
 Full Baths
 Partial Baths
 Living Area (sq ft)
 Lot Size
 Lot Dimensions
 Basement (sq ft)
 Garage
 Garage (spaces)
 Year Built
 Total Rooms
 Roofing
 Heating
 Cooling
 Fireplaces
 Basement
 Foundation
 Construction
 Exterior Walls
 Number of Buildings
 Number of Stories

Public Facts

Single Family Residence
 Single Family
 4
 3
 2
 1
 1,644
 5.14 acres
 5.140 AC
 -
 Yes
 2
 2002
 9
 Composition Shingle
 Forced Air Unit
 -
 -
 Improved Basement (Finished)
 Concrete
 Frame
 Wood Siding
 -
 2 story with Basement

Listing Facts

Single Family Residence
 Single Family Residence
 3
 3
 2
 1
 2,508
 5.14 acres
 -
 864
 -
 2
 2002
 13
 Composition
 Forced Air, Wood Stove
 Other
 1
 Full
 -
 Frame, Log, Wood Siding
 -
 2
 Two

Listing Courtesy of RE/MAX ALLIANCE

10322 Beckham St, Peyton, CO 80831



UNDER CONSTRUCTION



LEGEND: 🏠 Subject Property 🏠 This Listing

PENDING

• Pending as of 2/26/2020

List Price

\$626,312

List Date: 2/26/2020

Days in RPR: 6

New construction ranch style home will knock your socks off! Features over 3,600 sq ft finished, 4 beds, 4 baths, 3 garage RV bay. Oversized garage includes RV bay totaling 1212 square feet. Open floor plan, 13' ceilings in the grand room w/wood beams, incredible kitchen will make anyone want to co...

Home Facts

Public Facts

Listing Facts

Property Type	–	Single Family Residence
Property Subtype	–	Single Family Residence
Bedrooms	–	4
Total Baths	–	4
Full Baths	–	3
Partial Baths	–	1
Living Area (sq ft)	–	3,627
Lot Size	–	0.27 acres
Basement (sq ft)	–	1,652
Garage (spaces)	–	3
Year Built	–	2020
Total Rooms	–	14
Roofing	–	Architectural Shingle
Heating	–	Forced Air, Natural Gas
Cooling	–	Central Air
Fireplaces	–	Gas, Great Room, Insert
Basement	–	Finished, Full
Construction	–	Frame
Number of Stories	–	One

Listing Courtesy of Engel & Volkers Colorado Springs

19723 Jones Rd, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Listing

PENDING

• Pending as of 2/26/2020

List Price

\$485,950

List Date: 8/28/2019

Days in RPR: 188

Last Price Update: 10/14/2019

Current Estimated Value

\$483,000

Last AVM Update: 2/5/2020

AVM Est. Range:

\$425,040 – \$540,960

AVM Confidence:


 📈 AVM Change
 Last 1 Month: –

 📈 AVM Change
 Last 12 Months: –

One of a kind property in Peyton!
 Raised ranch built to maximize
 mountain views. Living spaces
 located on upper floor including
 great room, kitchen, dining, master
 suite and additional bed/bath.
 Lower level is a huge flex space
 which can be a bedroom, office
 etc. Lower level also has bathroom
 an...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Residential	Single Family Residence
Bedrooms	–	3
Total Baths	–	3
Full Baths	–	1
Partial Baths	–	2
Living Area (sq ft)	–	1,860
Lot Size	8.86 acres	8.86 acres
Lot Dimensions	8.860 AC	–
Garage (spaces)	–	2
Year Built	–	2018
Total Rooms	–	10
Roofing	–	Composition
Heating	–	Forced Air, Natural Gas, Propane
Cooling	–	Central Air
Fireplaces	–	1
Basement	–	None
Foundation	–	Raised, Slab
Construction	–	Frame, Wood Siding
Number of Buildings	–	1
Number of Stories	–	One

Listing Courtesy of RE/MAX ALLIANCE

11551 Ducal Pt, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏡 This Listing

PENDING

• Pending as of 2/24/2020

List Price

\$309,900

List Date: 1/31/2020

Days in RPR: 32

Current Estimated Value

\$283,170

Last RVM® Update: 2/5/2020

RVM® Est. Range:

\$257,685 – \$308,655

RVM® Confidence:



RVM® Change

 Last 1 Month: **\$5,720**

RVM® Change

 Last 12 Months: **1.23%**

Immaculate 3-bed, 4-bath, Tri-level on a cul-de-sac. Attached 2-car garage. Central AC. Kitchen w/ granite counters & pantry. Fireplace in Living Room. Master Suite w/ adjoining bath & walk-in closet. Bonus room off Main Level walks-out to patio. Fire pit in fenced backyard. Community amenities inc...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Residential	Single Family Residence
Bedrooms	–	3
Total Baths	–	4
Full Baths	–	2
Partial Baths	–	2
Living Area (sq ft)	–	1,980
Lot Size	4,076 sq ft	4,076 sq ft
Lot Dimensions	4076 SF	–
Garage (spaces)	–	2
Year Built	–	2018
Total Rooms	–	11
Roofing	–	Composition
Heating	–	Forced Air, Natural Gas
Cooling	–	Central Air
Fireplaces	–	1
Construction	–	Frame
Number of Stories	–	Tri Level

Listing Courtesy of Keller Williams Premier Realty, LLC

7252 Sylamore Way, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Listing

PENDING

• Pending as of 2/23/2020

List Price

\$451,500

List Date: 1/16/2020

Days in RPR: 47

Last Price Update: 2/10/2020

Current Estimated Value

\$441,650

Last RVM® Update: 2/5/2020

RVM® Est. Range:

\$419,568 – \$463,732

RVM® Confidence:



📈 RVM® Change

 Last 1 Month: **\$16,710**

📈 RVM® Change

 Last 12 Months: **8.44%**

Large 5 Bed 3 Bath RANCH Style Home in Highly Sought After Falcon Highlands Neighborhood. Sits on a Large Sprawling Lot with Great Curb Appeal. This Beautiful Home Boasts an Open Floor Plan that has a Large Family Room w/ Gas Fireplace. Separate Dining Room Area perfect for Holiday Parties! The Mai...

Home Facts

Property Type
 Property Subtype
 Bedrooms
 Total Baths
 Full Baths
 Partial Baths
 Living Area (sq ft)
 Lot Size
 Lot Dimensions
 Basement (sq ft)
 Garage
 Garage (spaces)
 Year Built
 Total Rooms
 Style
 Roofing
 Heating
 Cooling
 Fireplaces
 Basement
 Foundation
 Construction
 Exterior Walls
 Number of Buildings
 Number of Stories

Public Facts

Single Family Residence
Single Family
 5
 4
 3
 1
 2,134
 0.32 acres
 13773 SF
 –
 Yes
 3
 2006
 11
Ranch\Rambler
Composition Shingle
Forced Air Unit
 Yes
 1
Improved Basement (Finished)
Concrete
Frame
Wood Siding
 –
1 story with Basement

Listing Facts

Single Family Residence
Single Family Residence
 5
 4
 2
 2
 4,023
 0.32 acres
 –
 1,889
 –
 3
 2006
 11
 –
Composition
Forced Air
Room Refrig Air
 1
Full
Slab
Frame, Wood Siding
 –
One

Listing Courtesy of Keller Williams Action Realty LLC

13137 Park Meadows Dr, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Listing

PENDING

• Pending as of 2/23/2020

List Price

\$395,000

List Date: 2/21/2020

Days in RPR: 11

Beautiful property located in Meridian Ranch! 6 bedroom and 4 bathrooms! Main level includes beautiful hardwood floors throughout, study/dining room, family room, bathroom and kitchen. Open floor plan, great space for entertainment or relaxing. Granite and Ceramic tile in all bathrooms and raised v...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence
Bedrooms	4	6
Total Baths	3	4
Full Baths	2	3
Partial Baths	1	1
Living Area (sq ft)	2,152	3,064
Lot Size	8,126 sq ft	8,126 sq ft
Lot Dimensions	8126 SF	-
Garage	Yes	-
Garage (spaces)	2	3
Year Built	2017	2017
Total Rooms	8	16
Roofing	Composition Shingle	Composition
Heating	-	Forced Air
Cooling	-	Central Air
Basement	Basement	Finished, Full
Foundation	-	Concrete Perimeter
Construction	Frame	Frame, Wood Siding
Exterior Walls	Wood Siding	-
Number of Stories	2 story with Basement	Two

Listing Courtesy of HQ Homes

7385 Beinecke Pt, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Listing

PENDING

• Pending as of 2/23/2020

List Price

\$268,000

List Date: 2/13/2020

Days in RPR: 19

Current Estimated Value

\$272,210

Last RVM® Update: 2/5/2020

RVM® Est. Range:

\$253,156 – \$291,264

RVM® Confidence:


 RVM® Change

 Last 1 Month: **-\$480**
 RVM® Change

 Last 12 Months: **15.59%**

Meticulously maintained ranch home in the coveted Courtyards at Woodmen Hills neighborhood. Easy access to both Colorado Springs and Falcon and walking distance to many restaurants, parks and the library. The Courtyards at Woodmen Hills is a maintenance free community with the HOA taking care of ex...

Home Facts

Property Type
 Property Subtype
 Bedrooms
 Total Baths
 Full Baths
 Partial Baths
 Living Area (sq ft)
 Lot Size
 Lot Dimensions
 Garage
 Garage (spaces)
 Year Built
 Total Rooms
 Style
 Roofing
 Heating
 Cooling
 Fireplaces
 Basement
 Foundation
 Construction
 Exterior Walls
 Number of Stories

Public Facts

Single Family Residence
Single Family
 3
 2
 2
 –
 1,441
 4,716 sq ft
 4716 SF
Yes
 2
 2006
 6
Ranch\Rambler
Composition Shingle
Forced Air Unit
 –
 1
Basement
Concrete
Frame
Wood Siding
1 story with Basement

Listing Facts

Single Family Residence
Single Family Residence
 3
 2
 2
 –
 1,441
 4,716 sq ft
 –
 –
 2
 2006
 9
 –
Composition
Forced Air
None
 1
Full
Slab
Frame
 –
One

Listing Courtesy of PRICE AND COMPANY

18380 Murphy Rd, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Listing

PENDING

• Pending as of 2/23/2020

List Price

\$410,000

List Date: 10/15/2019

Days in RPR: 140

Last Price Update: 10/26/2019

Current Estimated Value

\$391,570

Last RVM® Update: 2/5/2020

RVM® Est. Range:

\$356,329 – \$426,811

RVM® Confidence:


 RVM® Change

 Last 1 Month: **-\$50**
 RVM® Change

 Last 12 Months: **-**

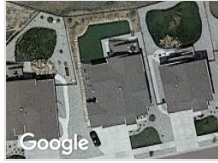
This beautiful farm-house built in 1909 has new stucco on the house and garage. Rare property with just under 5 acres, 360-degree views, surrounded on three sides by the Bennett Ranch. Oversized garage has an oil-change pit on one side. The workshop/loading shed has two fenced corrals adjacent. Ad...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence
Bedrooms	4	4
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	2,138	2,138
Lot Size	4.77 acres	4.77 acres
Lot Dimensions	4.770 AC	-
Garage	Yes	-
Garage (spaces)	3	4
Year Built	1909	1909
Total Rooms	8	11
Roofing	Composition Shingle	Composition
Heating	Hot Water	Baseboard, Propane
Cooling	-	None
Basement	-	Cellar, Finished, Partial
Foundation	Concrete	Block, Slab
Construction	Frame	Frame, Stucco
Exterior Walls	Wood Siding	-
Number of Buildings	-	7
Number of Stories	2	Two

Listing Courtesy of The Platinum Group

Market Activity: Recently Sold



Address	12732 Mt Oxford Pl Peyton, CO 80831	12772 Longview Park Ln Peyton, CO 80831	10827 Mount Evans Dr Peyton, CO 80831	10215 Hidden Park Way Peyton, CO 80831	11752 Sedge Ct Peyton, CO 80831
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	\$417,620 Est. Value	\$472,000 Sold Price	\$475,000 Sold Price	\$450,000 Sold Price	\$330,000 Sold Price
List Price	–	\$479,000	\$479,900	\$450,000	\$330,000
Recording Date	10/3/2013	3/2/2020	3/2/2020	3/2/2020	2/28/2020
List/Sold Ratio	–	99%	99%	100%	100%
Days in RPR	–	49	88	84	36
Price Per Sq. Ft.	\$236	\$156	\$108	\$112	\$148
Bedrooms	4	3	5	5	3
Total Baths	3	3	3	4	3
Partial Baths	–	1	–	1	1
Total Rooms	8	8	7	11	7
Living Area	1,766	3,027	4,393	4,017	2,228
Lot Size	7,985 sq ft	9,661 sq ft	9,104 sq ft	7,335 sq ft	7,000 sq ft
Year Built	2013	2017	2015	2016	2015
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family	Single Family	Single Family	Single Family
MLS ID	–	9756211	4345129	1542909	9943423
Listing Broker	–	Courtesy of HomeSmart Realty Group	Courtesy of Assist-2-Sell Buy&Sell Choice	Courtesy of The Innovative Group, LLC	Courtesy of The Cutting Edge
Description		Perfect entertaining home with very open concept and excellent outdoor living area and don't miss out on the fully finished dream 1006 sq ft garage that has a wet bar, secret room and built in shelves. The home has a gourmet kitchen with granite counters a large island, double ovens, walk in pantry and stainless steel appliances. Hardwood floors throughout the main level. The master retreat has an adjoining sitting room with a two sided gas fireplace. The 5 piece master bath has a soaking tub and large custom shower.	Beautiful open floor plan walkout rancher in move-in ready condition. Hand scraped hardwood flooring and tile. Tall coffered ceilings, 8' doors. Granite and quartz counters throughout, custom wood architectural trim including window surrounds. Formal entry foyer. Gourmet kitchen with granite, island/bar, large island counter eating area plus dining table and walkout to deck, wall of 42 cabinets with crown molding, lowers all with center pull out shelves.	Five car five star! beautiful cascade model upgraded from top to bottom! five car tandem garage whole home granite, stucco exterior just to name a few! five bed w/ front study that could be made into sixth bedroom. Enjoy huge granite island in kitchen complete w large pantry! fully finished basement makes entertaining easy! hoa includes use of fitness center and pool! easy access to both of bases, shopping, and golf! perfect for a large family that needs room to stretch out, and plenty of covered parking!	Beautiful, newer home with beautiful landscaping in front and back, desirable floor plan that includes 3 bedrooms and additional family room upstairs, upstairs laundry, great 5 piece bath in master suite with separate toilet and walk in closet. New carpet on stairs and freshly painted. Backyard includes large storage shed, 2 pear trees, and 2 flowering dogwood trees. Front yard has roses and tulips! this home has been well maintained and it shows!

Highlighted fields were changed by agent to reflect knowledge of this property.

Market Activity: Recently Sold



Address	12732 Mt Oxford Pl Peyton, CO 80831	21880 Akawi Way Peyton, CO 80831	11309 Palmers Green Dr Peyton, CO 80831	7456 Pfost Dr Peyton, CO 80831	11442 Moonrock Hts Peyton, CO 80831
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	\$417,620 Est. Value	\$469,900 Sold Price	\$460,000 Sold Price	\$382,400 Sold Price	\$285,000 Sold Price
List Price	–	\$469,900	\$460,000	\$387,400	\$289,900
Recording Date	10/3/2013	2/28/2020	2/28/2020	2/28/2020	2/28/2020
List/Sold Ratio	–	100%	100%	99%	98%
Days in RPR	–	128	36	128	75
Price Per Sq. Ft.	\$236	\$159	\$131	\$181	\$225
Bedrooms	4	5	4	3	3
Total Baths	3	3	3	2	2
Partial Baths	–	1	1	1	–
Total Rooms	8	11	10	6	–
Living Area	1,766	2,950	3,510	2,115	1,264
Lot Size	7,985 sq ft	5.01 acres	0.48 acres	5.12 acres	4,552 sq ft
Year Built	2013	1999	2002	2002	2018
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family	Single Family	Single Family	Single Family
MLS ID	–	9354156	8787437	5113071	4703491
Listing Broker	–	Courtesy of The Rawhide Company	Courtesy of The Platinum Group	Courtesy of Renaissance Real Estate Group	Courtesy of Maria Evangelista Lathrop
Description		A little slice of country paradise on 5 acres overlooking wide open ranges! this ranch style home boasts large open concept living spaces, plenty of windows, vaulted ceilings and finished walk out basement. 5 bedrooms and 3 full bathrooms. Step outside and you'll find just what you need for many hobbies. Brand new 40x60 shop/barn with two stalls and still leaving a ton of room for whatever you desire. Huge wood framed greenhouse with built in garden beds. Large chicken coop any bird would love to inhabit. Truly a must see!	Well maintained ranch home in desirable paint brush hills with an open floor plan and master and two more bedrooms on the main level. From the walk out basement, you'll have access to an expansive patio and a gardener's dream of a yard with 30 tons of fresh topsoil 28" deep. There are also several yielding fruit trees including bali cherry, mountain morricie cherry, sweet 16 apple, and honey crisp apple and mature grapevines including saint thomas and concord hybrid (used for both table and winemaking).	Rancher on 5 acres, move in ready for you & your animals, your animals will love this 30 x 40 barn with water, electricity, 3 stalls & hydrant, chicken coop has electricity, pasture has sectional, electric & cross fencing, goat sheds, 10 x 12 tree house for the kids, lovely flower beds in front yard with antique yard ornaments, over sized 3 car detached garage with storage, 2 leach fields, mountain views, close to meadowlake airport, rural living yet close to falcon amenities.	Open concept ranch home with many upgrades included like stainless steel appliances, insulated interior and garage walls, ceiling fan pre-wired in all rooms, wood laminate floors, upgraded carpeting, napa carpet pad, kitchen cabinets with crown molding, gas line in kitchen, decora light switches, fully finished garage, accent levered door handles, raised height vanities. Truly a low maintenance home with fully fenced yard on a corner lot close to the town of falcon.

Highlighted fields were changed by agent to reflect knowledge of this property.

12772 Longview Park Ln, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 3/2/2020
- MLS Listing 9756211: 1/13/2020

Sold Price

\$472,000

Sold Date: 3/2/2020
 Days in RPR: 49

Current Estimated Value

\$469,770

Last RVM® Update: 2/5/2020

RVM® Est. Range:
\$446,282 – \$493,258

RVM® Confidence:



📈 RVM® Change
 Last 1 Month: **\$490**

📈 RVM® Change
 Last 12 Months: –

Perfect entertaining home with very open concept and excellent outdoor living area and don't miss out on the fully finished dream 1006 sq ft garage that has a wet bar, secret room and built in shelves. The home has a gourmet kitchen with granite counters a large island, double ovens, walk in pantr...

Home Facts

Property Type
 Property Subtype
 Bedrooms
 Total Baths
 Full Baths
 Partial Baths
 Living Area (sq ft)
 Lot Size
 Lot Dimensions
 Garage
 Garage (spaces)
 Year Built
 Total Rooms
 Style
 Roofing
 Heating
 Cooling
 Fireplaces
 Basement
 Foundation
 Construction
 Exterior Walls
 Number of Stories

Public Facts

Single Family Residence
Single Family
3
3
2
1
3,027
9,662 sq ft
9662 SF
Yes
4
2017
8
–
Composition Shingle
–
Yes
1
Basement
–
Frame
Wood Siding
2 story with Basement

Listing Facts

Single Family Residence
Single Family
3
3
2
1
3,027
9,661 sq ft
9662.00
Yes
4
2017
–
2 Story
Composite Shingles
Forced Air, Natural Gas
None
Gas, Upper
Yes
Full Basement
Wood Frames
Wood
–

Courtesy of HomeSmart Realty Group

10827 Mount Evans Dr, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

 • Sold Date: 3/2/2020
 • MLS Listing 4345129: 12/5/2019

Sold Price

\$475,000

 Sold Date: 3/2/2020
 Days in RPR: 88

Current Estimated Value

\$465,440

Last RVM® Update: 2/5/2020

 RVM® Est. Range:
\$442,168 – \$488,712

RVM® Confidence:


 📉 RVM® Change
 Last 1 Month: **-\$1,420**

 📈 RVM® Change
 Last 12 Months: **10.66%**

Beautiful Open Floor Plan Walkout Rancher in Move-In Ready Condition. Hand scraped hardwood flooring and tile. Tall coffered ceilings, 8' doors. Granite and Quartz counters throughout, custom wood architectural trim including window surrounds. Formal entry Foyer. Gourmet Kitchen with granite, is...

Home Facts

Property Type
 Property Subtype
 Bedrooms
 Total Baths
 Full Baths
 Partial Baths
 Living Area (sq ft)
 Lot Size
 Lot Dimensions
 Garage
 Garage (spaces)
 Year Built
 Total Rooms
 Style
 Roofing
 Heating
 Cooling
 Fireplaces
 Basement
 Foundation
 Construction
 Exterior Walls
 Number of Stories

Public Facts

Single Family Residence
Single Family
 3
 2
 2
 –
 2,336
 9,106 sq ft
 9106 SF
 Yes
 3
 2015
 7
Ranch\Rambler
Composition Shingle
 –
 –
 –
Basement
 –
Frame
Wood Siding
1 story with Basement

Listing Facts

Single Family Residence
Single Family
 5
 3
 3
 –
 4,393
 9,104 sq ft
 9106.00
 Yes
 3
 2015
 –
Ranch
Composite Shingles
Forced Air, Natural Gas, See Remarks
Ceiling Fans, See Remarks
 None
 Yes
Full Basement, Walk-Out
Wood Frames
Masonite, Stone
 –

Courtesy of Assist-2-Sell Buy&Sell Choice

10215 Hidden Park Way, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

 • Sold Date: 3/2/2020
 • MLS Listing 1542909: 12/9/2019

Sold Price

\$450,000

 Sold Date: 3/2/2020
 Days in RPR: 84

Current Estimated Value

\$453,120

Last RVM® Update: 2/5/2020

 RVM® Est. Range:
\$421,402 – \$484,838

RVM® Confidence:


 📈 RVM® Change
 Last 1 Month: **\$8,760**

 📈 RVM® Change
 Last 12 Months: **8.01%**

FIVE CAR FIVE STAR!
 BEAUTIFUL CASCADE MODEL
 UPGRADED FROM TOP TO
 BOTTOM! FIVE CAR TANDEM
 GARAGE WHOLE HOME
 GRANITE, STUCCO EXTERIOR
 JUST TO NAME A FEW. FIVE
 BED W FRONT STUDY THAT
 COULD BE MADE INTO SIXTH
 BEDROOM. ENJOY HUGE
 GRANITE ISLAND IN KITCHEN
 COMPLETE W LARGE PANTRY!
 FULLY FINISHED BASEM...

Home Facts

Property Type
 Property Subtype
 Bedrooms
 Total Baths
 Full Baths
 Partial Baths
 Living Area (sq ft)
 Lot Size
 Lot Dimensions
 Garage
 Garage (spaces)
 Year Built
 Total Rooms
 Style
 Roofing
 Heating
 Cooling
 Fireplaces
 Basement
 Foundation
 Construction
 Exterior Walls
 Number of Stories

Public Facts

Single Family Residence
 Single Family
 5
 4
 3
 1
 2,911
 7,334 sq ft
 7334 SF
 Yes
 4
 2016
 11
 –
 Composition Shingle
 –
 Yes
 1
 Improved Basement (Finished)
 –
 Frame
 Stucco
 2 story with Basement

Listing Facts

Single Family Residence
 Single Family
 5
 4
 3
 1
 4,017
 7,335 sq ft
 7334.00
 Yes
 5
 2016
 –
 2 Story
 Composite Shingles
 Forced Air
 Central Air
 Gas
 Yes
 Full Basement
 Wood Frames
 Stucco
 –

Courtesy of The Innovative Group, LLC

11752 Sedge Ct, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

 • Sold Date: 2/28/2020
 • MLS Listing 9943423: 1/23/2020

Sold Price

\$330,000

 Sold Date: 2/28/2020
 Days in RPR: 36

Current Estimated Value

\$331,850

Last RVM® Update: 2/5/2020

 RVM® Est. Range:
\$315,258 – \$348,442

RVM® Confidence:


 📈 RVM® Change
 Last 1 Month: **\$5,280**

 📈 RVM® Change
 Last 12 Months: **6.01%**

Beautiful, newer home with beautiful landscaping in front and back, desirable floor plan that includes 3 bedrooms and additional family room upstairs, upstairs laundry, great 5 piece bath in master suite with separate toilet and walk in closet. New Carpet on stairs and freshly painted. Backyard inc...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family
Bedrooms	3	3
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	2,228	2,228
Lot Size	7,000 sq ft	7,000 sq ft
Lot Dimensions	7000 SF	7000.00
Garage	Yes	Yes
Garage (spaces)	2	2
Year Built	2015	2015
Total Rooms	7	–
Style	–	2 Story
Roofing	Composition Shingle	Composite Shingles
Heating	–	Forced Air
Cooling	–	Ceiling Fans, See Remarks
Foundation	–	Slab
Construction	Frame	Wood Frames
Exterior Walls	Wood Siding	Wood
Number of Stories	2	–

Courtesy of The Cutting Edge

21880 Akawi Way, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Property

RECENTLY SOLD

- Sold Date: 2/28/2020
- MLS Listing 9354156: 10/23/2019

Sold Price

\$469,900

Sold Date: 2/28/2020
Days in RPR: 128

Current Estimated Value

\$464,940

Last RVM® Update: 2/5/2020

RVM® Est. Range:
\$441,693 – \$488,187

RVM® Confidence:



📈 RVM® Change
Last 1 Month: \$5,660

📈 RVM® Change
Last 12 Months: –

A little slice of country paradise on 5 acres overlooking wide open ranges! This ranch style home boasts large open concept living spaces, plenty of windows, vaulted ceilings and finished walk out basement. 5 Bedrooms and 3 full bathrooms. Step outside and you'll find just what you need for many ho...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family
Bedrooms	5	5
Total Baths	3	3
Full Baths	2	3
Partial Baths	1	–
Living Area (sq ft)	1,513	2,950
Lot Size	5.01 acres	5.01 acres
Lot Dimensions	5.010 AC	218235.60
Garage	Yes	Yes
Garage (spaces)	2	2
Year Built	1999	1999
Total Rooms	11	–
Style	Ranch/Rambler	Ranch
Roofing	Composition Shingle	Metal
Heating	Forced Air Unit	Forced Air, Propane
Fireplaces	1	Pellet, Two, Wood
Basement	Improved Basement (Finished)	Yes
Foundation	Concrete	Full Basement, Walk-Out
Construction	Frame	Wood Frames
Exterior Walls	Wood Siding	Stucco
Number of Stories	1 story with Basement	–

Courtesy of The Rawhide Company

11309 Palmers Green Dr, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 2/28/2020
- MLS Listing 8787437: 1/23/2020

Sold Price

\$460,000

Sold Date: 2/28/2020
Days in RPR: 36

Current Estimated Value

\$461,570

Last RVM® Update: 2/5/2020

RVM® Est. Range:
\$438,492 – \$484,648

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$10,310**

📈 RVM® Change
Last 12 Months: **12.04%**

Well maintained ranch home in desirable Paint Brush Hills with an open floor plan and master and two more bedrooms on the main level. From the walk-out basement, you'll have access to an expansive patio and a gardener's dream of a yard with 30 tons of fresh topsoil 28" deep. There are also severa...

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Partial Baths
Living Area (sq ft)
Lot Size
Lot Dimensions
Garage
Garage (spaces)
Year Built
Total Rooms
Style
Roofing
Heating
Cooling
Fireplaces
Basement
Foundation
Construction
Exterior Walls
Number of Stories

Public Facts

Single Family Residence
Single Family
4
3
3
—
2,040
0.48 acres
20855 SF
Yes
3
2002
10
Ranch\Rambler
Composition Shingle
Forced Air Unit
—
2
Improved Basement (Finished)
Concrete
Frame
Stucco
1 story with Basement

Listing Facts

Single Family Residence
Single Family
4
3
2
1
3,510
0.48 acres
20855.00
Yes
3
2002
—
Ranch
Composite Shingles
Forced Air
Ceiling Fans, Central Air
Basement, Gas, Main, Two
Yes
Full Basement, Walk-Out
Framed On Lot
Stucco
—

Courtesy of The Platinum Group

7456 Ppost Dr, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

 • Sold Date: 2/28/2020
 • MLS Listing 5113071: 10/23/2019

Sold Price

\$382,400

 Sold Date: 2/28/2020
 Days in RPR: 128

Current Estimated Value

\$382,080

Last RVM® Update: 2/5/2020

 RVM® Est. Range:
\$362,976 – \$401,184

RVM® Confidence:


 📉 RVM® Change
 Last 1 Month: **-\$1,260**

 📈 RVM® Change
 Last 12 Months: **18.98%**

Rancher on 5 acres, Move in ready for you & your animals, Your animals will love this 30 x 40 barn with water, electricity, 3 stalls & hydrant, Chicken coop has electricity, Pasture has sectional, electric & cross fencing, Goat sheds, 10 x 12 tree house for the kids, Lovely flower beds in front yar...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	1
Partial Baths	–	1
Living Area (sq ft)	2,115	2,115
Lot Size	5.12 acres	5.12 acres
Lot Dimensions	5.120 AC	223027.20
Garage	Yes	Yes
Garage (spaces)	3	3
Year Built	2002	2002
Total Rooms	6	–
Style	Ranch/Rambler	Ranch
Roofing	Composition Shingle	Composite Shingles
Heating	Forced Air Unit	Forced Air, Natural Gas
Cooling	–	Ceiling Fans
Fireplaces	1	None
Foundation	Concrete	Crawl Space
Construction	Frame	–
Exterior Walls	Wood Siding	Masonite
Number of Stories	1	–

Courtesy of Renaissance Real Estate Group

11442 Moonrock Hts, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 2/28/2020
- MLS Listing 4703491: 12/15/2019

Sold Price

\$285,000

Sold Date: 2/28/2020
 Days in RPR: 75

Current Estimated Value

\$278,640

Last RVM® Update: 2/5/2020

RVM® Est. Range:
\$264,708 – \$292,572

RVM® Confidence:



📈 RVM® Change
 Last 1 Month: –

📈 RVM® Change
 Last 12 Months: –

Open concept ranch home with many upgrades included like stainless steel appliances, insulated interior and garage walls, ceiling fan pre-wired in all rooms, wood laminate floors, upgraded carpeting, Napa carpet pad, kitchen cabinets with crown molding, gas line in kitchen, decora light switches,...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Residential	Single Family
Bedrooms	–	3
Total Baths	–	2
Full Baths	–	2
Partial Baths	–	–
Living Area (sq ft)	–	1,264
Lot Size	4,554 sq ft	4,552 sq ft
Lot Dimensions	4554 SF	4554.00
Garage	–	Yes
Garage (spaces)	–	2
Year Built	–	2018
Style	–	Ranch
Roofing	–	Composite Shingles
Heating	–	Forced Air, Natural Gas
Cooling	–	None, See Remarks
Foundation	–	Slab
Construction	–	Framed On Lot
Exterior Walls	–	Stone, Wood

Courtesy of Maria Evangelista Lathrop

Market Activity: Distressed



Address	12732 Mt Oxford Pl Peyton, CO 80831	8048 Oliver Rd Peyton, CO 80831	17850 Sage Crest Rd Peyton, CO 80831	15710 Stage Stop Rd Peyton, CO 80831	7743 Sangalo Grv Peyton, CO 80831
Status	Subject Property	For Sale	Distressed	For Sale	For Sale
Estimated Value	\$417,620	\$288,220	\$235,660	\$214,000	\$307,990
Amount	\$417,620 Est. Value	\$339,000 List Price	\$235,660 Est. Value	\$275,000 List Price	\$327,000 List Price
Past Due Amt.	—	—	—	—	—
Recording Date	10/3/2013	—	11/1/2018	—	—
Days in RPR	—	18	—	32	28
Price Per Sq. Ft.	\$236	\$149	\$215	\$167	\$143
Bedrooms	4	4	3	4	3
Total Baths	3	4	2	2	3
Partial Baths	—	1	—	—	1
Total Rooms	8	10	5	6	—
Living Area	1,766	2,274	1,098	1,650	2,289
Lot Size	7,985 sq ft	7,753 sq ft	2.5 acres	5 acres	4,717 sq ft
Year Built	2013	2000	1993	1984	2018
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family	Single Family	Single Family	Single Family
MLS ID	—	5460815	—	3988200	7076297
Listing Broker	—	Listing Courtesy of Metro Real Estate Group	—	Listing Courtesy of RE/MAX Integrity, Inc	Listing Courtesy of Exp Realty LLC
Description		<p>This exceptional home is located in a very desirable neighborhood & offers 4 beds 4 baths & 2 extended car garage. New paint inside and out, new flooring throughout, brand new stainless appliances & much more! living room offers 20 foot ceiling and a gas fireplace. Very bright and open floor plan with lots of windows to bring the natural light in. Upper level offers the master bedroom with 4pc private bath and additional 2 bedrooms. Your dream home is awaiting you, look today!</p>			<p>Newer build home sitting tucked away in a cul-de-sac. Enter this gorgeous home and be greeted by a main level office with french doors. As you enter the home further you'll fall in love with the open floor plan, large open kitchen with a comer pantry, and sliding doors that open to a private, fenced in back yard. Upstairs has a large open loft that can double as a second living space or family room and all 3 bedrooms have walk-in closets! laundry is conveniently located upstairs next to all bedrooms.</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

Market Activity: Distressed



Address	12732 Mt Oxford Pl Peyton, CO 80831	7382 Maybeck Vw Peyton, CO 80831	10126 Angeles Rd Peyton, CO 80831	9623 Moorcroft Dr Peyton, CO 80831	9952 Emerald Vista Dr Peyton, CO 80831
Status	Subject Property	Distressed	Distressed	Distressed	Distressed
Estimated Value	\$417,620	\$260,720	\$356,280	\$459,680	\$313,020
Amount	\$417,620 Est. Value	\$260,720 Est. Value	\$356,280 Est. Value	\$459,680 Est. Value	\$313,020 Est. Value
Past Due Amt.	—	—	—	—	—
Recording Date	10/3/2013	10/23/2017	4/10/2018	6/24/2016	3/20/2018
Days in RPR	—	—	—	—	—
Price Per Sq. Ft.	\$236	\$186	\$159	\$241	\$246
Bedrooms	4	3	5	5	4
Total Baths	3	4	4	3	3
Partial Baths	—	1	1	—	—
Total Rooms	8	8	10	11	8
Living Area	1,766	1,399	2,245	1,908	1,272
Lot Size	7,985 sq ft	3,195 sq ft	6,530 sq ft	0.51 acres	6,187 sq ft
Year Built	2013	2005	2004	2003	2017
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family	Single Family	Single Family	Single Family
MLS ID	—	—	—	—	—
Listing Broker	—	—	—	—	—
Description					

Highlighted fields were changed by agent to reflect knowledge of this property.

8048 Oliver Rd, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE

- Preforeclosure
- Notice of Default
- New, Under Contract - Showing: 2/14/2020

List Price

\$339,000

 List Date: 2/14/2020
 Days in RPR: 18

Current Estimated Value

\$288,220

Last RVM® Update: 2/5/2020

 RVM® Est. Range:
\$265,163 – \$311,277

RVM® Confidence:


 📈 RVM® Change
 Last 1 Month: **\$2,890**

 📈 RVM® Change
 Last 12 Months: **4.9%**

This exceptional home is located in a very desirable neighborhood & offers 4 beds, 4 baths & 2 extended car garage. New paint inside and out, new flooring throughout, Brand new stainless appliances & much more! Living room offers 20 foot ceiling and a gas fireplace. Very bright and open floor plan...

Home Facts

Property Type
 Property Subtype
 Bedrooms
 Total Baths
 Full Baths
 Partial Baths
 Living Area (sq ft)
 Lot Size
 Lot Dimensions
 Garage
 Garage (spaces)
 Year Built
 Total Rooms
 Style
 Roofing
 Heating
 Cooling
 Fireplaces
 Basement
 Foundation
 Construction
 Exterior Walls
 Number of Stories

Public Facts

Single Family Residence
Single Family
 5
 4
 3
 1
 1,603
 7,754 sq ft
 7754 SF
 Yes
 2
 2000
 10
 -
 Composition Shingle
 Forced Air Unit
 -
 1
 Improved Basement (Finished)
 Concrete
 Frame
 Wood Siding
 2 story with Basement

Listing Facts

Single Family Residence
Single Family
 4
 4
 3
 1
 2,274
 7,753 sq ft
 7754.00
 Yes
 2
 2000
 -
 2 Story
 Composite Shingles
 Forced Air, Natural Gas
 Ceiling Fans
 Gas, Main, One
 Yes
 Full Basement
 Concrete, Wood Frames
 Brick, Masonite, Wood
 -

Listing Courtesy of Metro Real Estate Group

17850 Sage Crest Rd, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Property

OFF MARKET

- Preforeclosure
- Notice of Foreclosure Sale

Current Estimated Value

\$235,660

Last RVM® Update: 2/5/2020

RVM® Est. Range:

\$216,808 – \$254,512

RVM® Confidence:



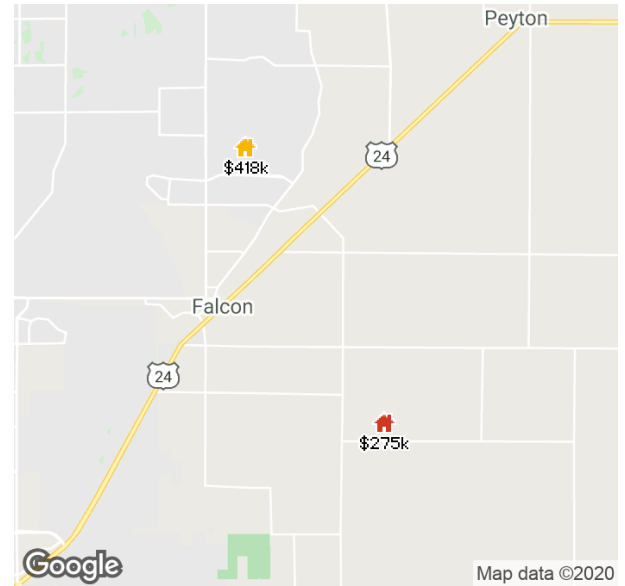
📈 RVM® Change
Last 1 Month: **\$5,480**

📈 RVM® Change
Last 12 Months: **3.73%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	-
Property Subtype	Single Family	-
Bedrooms	3	-
Total Baths	2	-
Full Baths	2	-
Partial Baths	-	-
Living Area (sq ft)	1,098	-
Lot Size	2.5 acres	-
Lot Dimensions	2.500 AC	-
Year Built	1993	-
Total Rooms	5	-
Style	Ranch/Rambler	-
Roofing	Composition Shingle	-
Heating	Forced Air Unit	-
Foundation	Piers	-
Construction	Frame	-
Exterior Walls	Wood Siding	-
Number of Stories	1	-

15710 Stage Stop Rd, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE

- Preforeclosure
- Notice of Default
- Under Contract - Showing: 1/31/2020

List Price

\$275,000

 List Date: 1/31/2020
 Days in RPR: 32

Current Estimated Value

\$214,000

Last AVM Update: 2/5/2020

AVM Est. Range:

\$149,800 – \$278,200

AVM Confidence:


 ➔ AVM Change
 Last 1 Month: -

 🏠 AVM Change
 Last 12 Months: **4.39%**
Home Facts
Public Facts
Listing Facts

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family
Bedrooms	3	4
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	1,650	1,650
Lot Size	5 acres	5 acres
Lot Dimensions	5.000 AC	217800.00
Garage	-	Yes
Garage (spaces)	-	1
Year Built	1984	1984
Total Rooms	6	-
Style	Ranch/Rambler	Ranch
Roofing	Composition Shingle	Composite Shingles
Heating	Forced Air Unit	Forced Air, Propane
Cooling	-	Ceiling Fans, None
Fireplaces	-	Free Standing, Main, One, Wood
Foundation	Concrete	Crawl Space
Construction	Frame	-
Exterior Walls	Wood Siding	Wood
Number of Stories	1	-

Listing Courtesy of RE/MAX Integrity, Inc

7743 Sangalo Grv, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE

- Preforeclosure
- Notice of Foreclosure Sale
- New, Under Contract - Showing: 2/4/2020

List Price

\$327,000

 List Date: 2/4/2020
 Days in RPR: 28

Current Estimated Value

\$307,990

Last RVM® Update: 2/5/2020

 RVM® Est. Range:
\$283,351 – \$332,629

RVM® Confidence:


 📈 RVM® Change
 Last 1 Month: -

 📈 RVM® Change
 Last 12 Months: **5.67%**

Newer build home sitting tucked away in a cul-de-sac. Enter this gorgeous home and be greeted by a main level office with french doors. As you enter the home further you'll fall in love with the open floor plan, large open kitchen with a corner pantry, and sliding doors that open to a private, fe...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Residential	Single Family
Bedrooms	-	3
Total Baths	-	3
Full Baths	-	2
Partial Baths	-	1
Living Area (sq ft)	-	2,289
Lot Size	4,716 sq ft	4,717 sq ft
Lot Dimensions	4716 SF	4716.00
Garage	-	Yes
Garage (spaces)	-	2
Year Built	-	2018
Style	-	2 Story
Roofing	-	Composite Shingles
Heating	-	Forced Air
Cooling	-	Central Air
Fireplaces	-	None
Foundation	-	Slab
Construction	-	Wood Frames
Exterior Walls	-	Wood

Listing Courtesy of Exp Realty LLC

7382 Maybeck Vw, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Property

OFF MARKET

- Preforeclosure
- Notice of Default

Current Estimated Value

\$260,720

Last RVM® Update: 2/5/2020

RVM® Est. Range:

\$242,470 – \$278,970

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$870**

📈 RVM® Change
Last 12 Months: **6.04%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	-
Property Subtype	Single Family	-
Bedrooms	3	-
Total Baths	4	-
Full Baths	3	-
Partial Baths	1	-
Living Area (sq ft)	1,399	-
Lot Size	3,195 sq ft	-
Lot Dimensions	3195 SF	-
Garage	Yes	-
Garage (spaces)	2	-
Year Built	2005	-
Total Rooms	8	-
Roofing	Composition Shingle	-
Heating	Forced Air Unit	-
Cooling	Yes	-
Fireplaces	1	-
Basement	Improved Basement (Finished)	-
Foundation	Concrete	-
Construction	Frame	-
Exterior Walls	Wood Siding	-
Number of Stories	S/L+B	-

10126 Angeles Rd, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Property

OFF MARKET

- Preforeclosure
- Notice of Foreclosure Sale

Current Estimated Value

\$356,280

Last RVM® Update: 2/5/2020

RVM® Est. Range:

\$327,778 – \$384,782

RVM® Confidence:


 ⬆️ RVM® Change
 Last 1 Month: **\$3,020**

 ⬆️ RVM® Change
 Last 12 Months: **4.24%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	–
Property Subtype	Single Family	–
Bedrooms	5	–
Total Baths	4	–
Full Baths	3	–
Partial Baths	1	–
Living Area (sq ft)	2,245	–
Lot Size	6,530 sq ft	–
Lot Dimensions	6530 SF	–
Garage	Yes	–
Garage (spaces)	2	–
Year Built	2004	–
Total Rooms	10	–
Roofing	Composition Shingle	–
Heating	Forced Air Unit	–
Fireplaces	1	–
Basement	Improved Basement (Finished)	–
Foundation	Concrete	–
Construction	Frame	–
Exterior Walls	Wood Siding	–
Number of Stories	2 story with Basement	–

9623 Moorcroft Dr, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Property

OFF MARKET

- Preforeclosure
- Notice of Default

Current Estimated Value

\$459,680

Last RVM® Update: 2/5/2020

RVM® Est. Range:

\$427,503 – \$491,857

RVM® Confidence:


 RVM® Change

 Last 1 Month: **-\$1,870**
 RVM® Change

 Last 12 Months: **5.8%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	–
Property Subtype	Single Family	–
Bedrooms	5	–
Total Baths	3	–
Full Baths	3	–
Partial Baths	–	–
Living Area (sq ft)	1,908	–
Lot Size	0.51 acres	–
Lot Dimensions	22273 SF	–
Garage	Yes	–
Garage (spaces)	3	–
Year Built	2003	–
Total Rooms	11	–
Style	Ranch/Rambler	–
Roofing	Composition Shingle	–
Heating	Forced Air Unit	–
Fireplaces	1	–
Basement	Improved Basement (Finished)	–
Foundation	Concrete	–
Construction	Frame	–
Exterior Walls	Wood Siding	–
Number of Stories	1 story with Basement	–

9952 Emerald Vista Dr, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Property

OFF MARKET

- Preforeclosure
- Notice of Default

Current Estimated Value

\$313,020

Last RVM® Update: 2/5/2020

RVM® Est. Range:

\$291,109 – \$334,931

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$4,370**

📈 RVM® Change
Last 12 Months: **2.88%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	–
Property Subtype	Single Family	–
Bedrooms	4	–
Total Baths	3	–
Full Baths	3	–
Partial Baths	–	–
Living Area (sq ft)	1,272	–
Lot Size	6,187 sq ft	–
Lot Dimensions	6187 SF	–
Garage	Yes	–
Garage (spaces)	2	–
Year Built	2017	–
Total Rooms	8	–
Style	Ranch/Rambler	–
Roofing	Composition Shingle	–
Basement	Improved Basement (Finished)	–
Construction	Frame	–
Exterior Walls	Wood Siding	–
Number of Stories	1 story with Basement	–

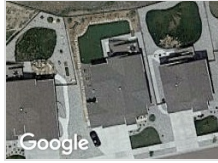
Market Activity: Expired



Address	12732 Mt Oxford Pl Peyton, CO 80831	8087 Buschborn Rd Peyton, CO 80831	3515 E Blaney Rd Peyton, CO 80831	10945 Bradbury Way Peyton, CO 80831	6425 J D Johnson Rd Peyton, CO 80831
Status	Subject Property	Expired	Expired	Expired	Expired
Amount	\$417,620 Est. Value	\$374,500 List Price	\$500,000 List Price	\$557,300 List Price	\$199,900 List Price
Listing Date	–	6/5/2019	8/12/2019	12/14/2019	8/27/2019
Days in RPR	–	270	201	77	163
Price Per Sq. Ft.	\$236	\$115	\$250	\$170	\$154
Bedrooms	4	5	3	5	3
Total Baths	3	4	3	4	1
Partial Baths	–	1	1	1	–
Total Rooms	8	7	9	9	7
Living Area	1,766	3,243	2,001	3,281	1,296
Lot Size	7,985 sq ft	0.5 acres	37.06 acres	0.27 acres	40 acres
Year Built	2013	2000	1998	2014	2003
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family	Single Family	Single Family	Single Family Residence
MLS ID	–	6964723	6661868	4377879	8641579
Listing Broker	–	<i>Listing Courtesy of RE/MAX Real Estate Group LLC</i>	<i>Listing Courtesy of ERA Shields Real Estate</i>	<i>Listing Courtesy of RE/MAX Properties Inc</i>	<i>Listing Courtesy of Properties of Colorado</i>
Description		Great home with lots of room inside and out! 1/2 acre home with no hoa. So many possibilities with room for a workshop, rv or just room to breath and play. Close to all falcon has to offer with easy commutes to the springs & military installations. Upstairs you will find the master and 2 additional bedrooms along with a full bath. Great space with formal and informal spaces surrounding the accessible gourmet kitchen with double ovens and separate cook top. Park your rv or build a garage or workshop!	Beautiful one level ranch floor plan and almost 40 acres with 7 outbuildings! this property boasts stunning pikes peak views and has several mature trees! the property is fenced & cross-fenced with electric fences for all pastures, coral and a large riding area with electric fence for your horses! this home has 3 bedrooms and 3 private baths for each bedroom. Furnace and a/c are only 2 years old and there is also a 220 hook up at the back side of the garage. This you have to see!!	Beautifully maintained, large ranch home w/full finished basement. 5 bedrooms (unfinished 6th bedroom guest suite), 4 bathrooms with an oversized 3 car garage. Basement floor plan, modified october 2019, added a full kitchenette, 4th bathroom, conversion to a walkout basement with privacy entrance. Corner .27 acre lot with room for rv parking. No hoa! fully landscaped and fenced with 4 outdoor living spaces including dedicated dog run and gorgeous colorado outdoor lounge.	Easy access via paved roads all the way home! the property is level with several mature trees, majestic mountain views, a 1971 mobile home, & a shop with electric & concrete floors. The home has had some work done, but it has not been purged to the land. The 36x36 outbuilding may be used for livestock, garage usage, or storage needs, and was formerly used to grow marijuana. This property is far enough out to enjoy peaceful country living, yet close enough to town for convenience. The mobile home can be removed for the perfect place to build your dream home. Well, septic, & electric on property.

Highlighted fields were changed by agent to reflect knowledge of this property.

Market Activity: Expired



Address	12732 Mt Oxford Pl Peyton, CO 80831	12771 Stone Valley Dr Peyton, CO 80831	11462 Avena Rd Peyton, CO 80831	8035 Ferguson Rd Peyton, CO 80831	18165 Pinon Park Rd Peyton, CO 80831
Status	Subject Property	Expired	Expired	Expired	Expired
Amount	\$417,620 Est. Value	\$475,000 List Price	\$399,900 List Price	\$328,500 List Price	\$580,000 List Price
Listing Date	–	12/9/2019	9/26/2019	7/2/2019	9/5/2019
Days in RPR	–	48	118	185	120
Price Per Sq. Ft.	\$236	\$129	\$145	\$109	\$160
Bedrooms	4	5	4	4	5
Total Baths	3	6	3	4	3
Partial Baths	–	2	1	2	1
Total Rooms	8	17	14	10	17
Living Area	1,766	3,693	2,759	3,002	3,619
Lot Size	7,985 sq ft	7,444 sq ft	6,795 sq ft	6,069 sq ft	5 acres
Year Built	2013	2015	2017	2001	1996
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence	Single Family Residence	Single Family	Single Family Residence
MLS ID	–	4021708	3033174	4691392	7454863
Listing Broker	–	<i>Listing Courtesy of Kittle Real Estate</i>	<i>Listing Courtesy of LIV Sotheby's International Realty</i>	<i>Listing Courtesy of The Cutting Edge</i>	<i>Listing Courtesy of Keller Williams Action Realty LLC</i>
Description	<p>Highlighted fields were changed by agent to reflect knowledge of this property.</p>	<p>Gorgeous semi custom home in meridian ranch is move in ready. Main floor master, giant master bathroom, double sink, tile floor, soaking tub, walk in closet, enormous shower. Family room with wood floors, fireplace, vaulted ceiling. Gourmet kitchen and eating area, stainless appliances, gas cook top, two ovens, convection microwave, large walk in pantry, granite counters, large island. Tile entry with a built in bench, half bath for guest, second bedroom on the main level with full bath. Upper level bedroom, with full bath. Full basement finished with two large bedrooms, large jack and jill bathroom, separate sink areas, half bath leads to...</p>	<p>Simply gorgeous, 4 bed, 4 car garage w/loft & main floor study offers great living space! better than new challenger home features upgrades galore including gleaming engineered wood floors, stunning floor to ceiling stone fireplace, designer blinds, neutral paint palette & ceiling fan. You'll fall in love w/gourmet kitchen, sparkling quartz counter tops, espresso cabinetry featuring easy close drawers, stainless appliances, breakfast bar, walk in pantry. Living room, dining area & kitchen are all open making for great entertaining space! quiet main floor study. Upstairs welcomes you to family loft area, beautiful master suite w/luxurious 5 piece...</p>	<p>This beautiful home in woodmen hills is turn key ready. It is a large home with a lot of space. It features 2 story vaulted ceilings with a lot of windows to make the house bright and open. It has an extended concrete patio, brick accented fireplace on the main level. All appliances are included. Enjoy the master bedroom complete with a private master, oval soaking tub, and his and hers closets.</p>	<p>Jaw dropping view of pikes peak literally fills this great room*let mother nature be your artwork*a very large architectural prom & double volume ceiling bring the outdoors in*this home was ahead of it's time with the fully open main floor living including the great rm, kitchen & dining all with hardwood floors*master suite w 5 piece bath, double sided fireplace*two spacious spare bedrooms on the main level w full bath in hall* *wonderful home office w french doors & wood floors*downstairs you will find a nice family room w wet bar, billiard area, 2 spare bedrooms, exercise room, full bath and a spacious laundry room* beautiful barn w 5 stalls, could...</p>

8087 Buschborn Rd, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Property

RECENTLY EXPIRED

• MLS Listing 6964723: 6/5/2019

List Price

\$374,500

Expired Date: 3/1/2020

Days in RPR: 270

Last Price Update: 6/21/2019

Current Estimated Value

\$384,160

Last RVM® Update: 2/5/2020

RVM® Est. Range:

\$357,269 – \$411,051

RVM® Confidence:



📉 RVM® Change

Last 1 Month: **-\$3,720**

📈 RVM® Change

Last 12 Months: **6.84%**

Great home with lots of room inside and out! 1/2 acre home with no HOA. So many possibilities with room for a workshop, RV or just room to breath and play. Close to all Falcon has to offer with easy commutes to the Springs & Military installations. Upstairs you will find the Master and 2 additi...

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Partial Baths
Living Area (sq ft)
Lot Size
Lot Dimensions
Garage
Garage (spaces)
Year Built
Total Rooms
Style
Roofing
Heating
Cooling
Fireplaces
Basement
Foundation
Construction
Exterior Walls
Number of Stories

Public Facts

Single Family Residence
Single Family
3
3
2
1
2,081
0.5 acres
21791 SF
Yes
2
2000
7
—
Composition Shingle
Forced Air Unit
—
1
Improved Basement (Finished)
Concrete
Frame
Wood Siding
2 story with Basement

Listing Facts

Single Family Residence
Single Family
5
4
3
1
3,243
0.5 acres
21791.00
Yes
2
2000
—
2 Story
Composite Shingles
Forced Air, Natural Gas
Ceiling Fans, Central Air
Basement, Gas, Main, Two
Yes
Full Basement
Wood Frames
Masonite
—

Listing Courtesy of RE/MAX Real Estate Group LLC

3515 E Blaney Rd, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Property

RECENTLY EXPIRED

• MLS Listing 6661868: 8/12/2019

List Price

\$500,000

Expired Date: 2/29/2020

Days in RPR: 201

Last Price Update: 9/3/2019

Current Estimated Value

\$448,970

Last RVM® Update: 2/5/2020

RVM® Est. Range:

\$422,032 – \$475,908

RVM® Confidence:



📈 RVM® Change

 Last 1 Month: **\$40**

📈 RVM® Change

Last 12 Months: –

Beautiful One Level Ranch floor plan and almost 40 acres with 7 outbuildings! This property boasts Stunning Pikes Peak Views and has several mature trees! The property is fenced & cross-fenced with electric fences for all pastures, corral and a large riding area with electric fence for your horses!...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family
Bedrooms	3	3
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	2,001	2,001
Lot Size	37.06 acres	37.06 acres
Lot Dimensions	37.060 AC	1614334.00
Garage	–	Yes
Garage (spaces)	–	8
Year Built	1998	1998
Total Rooms	9	–
Style	Ranch/Rambler	Ranch
Roofing	Composition Shingle	Composite Shingles
Heating	Forced Air Unit	Forced Air
Cooling	–	Ceiling Fans, Central Air
Fireplaces	–	None
Foundation	Concrete	Crawl Space
Construction	Frame	Wood Frames
Exterior Walls	Wood Siding	Masonite
Number of Stories	1	–

Listing Courtesy of ERA Shields Real Estate

10945 Bradbury Way, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Property

RECENTLY EXPIRED

• MLS Listing 4377879: 12/14/2019

List Price

\$557,300

Expired Date: 2/29/2020

Days in RPR: 77

Last Price Update: 1/11/2020

Current Estimated Value

\$489,490

Last RVM® Update: 2/5/2020

RVM® Est. Range:

\$455,226 – \$523,754

RVM® Confidence:



RVM® Change

 Last 1 Month: **-\$4,260**

RVM® Change

 Last 12 Months: **17.71%**

Beautifully maintained, large ranch home w/Full Finished Basement. 5 bedrooms (unfinished 6th bedroom guest suite), 4 bathrooms with an oversized 3 Car Garage. Basement floor plan, modified October 2019, added a full kitchenette, 4th bathroom, conversion to a walkout basement with privacy entrance....

Home Facts

Property Type	Single Family Residence
Property Subtype	Single Family
Bedrooms	4
Total Baths	3
Full Baths	3
Partial Baths	–
Living Area (sq ft)	1,774
Lot Size	0.27 acres
Lot Dimensions	11571 SF
Garage	Yes
Garage (spaces)	3
Year Built	2014
Total Rooms	9
Style	Ranch\Rambler
Roofing	Composition Shingle
Heating	–
Cooling	Yes
Fireplaces	1
Basement	Improved Basement (Finished)
Foundation	–
Construction	Frame
Exterior Walls	Wood Siding
Number of Stories	1 story with Basement

Public Facts

Property Type	Single Family Residence
Property Subtype	Single Family
Bedrooms	4
Total Baths	3
Full Baths	3
Partial Baths	–
Living Area (sq ft)	1,774
Lot Size	0.27 acres
Lot Dimensions	11571 SF
Garage	Yes
Garage (spaces)	3
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Total Rooms	9
Style	Ranch\Rambler
Roofing	Composition Shingle
Heating	–
Cooling	Yes
Fireplaces	1
Basement	Improved Basement (Finished)
Foundation	–
Construction	Frame
Exterior Walls	Wood Siding
Number of Stories	1 story with Basement

Listing Facts

Property Type	Single Family Residence
Property Subtype	Single Family
Bedrooms	5
Total Baths	4
Full Baths	3
Partial Baths	1
Living Area (sq ft)	3,281
Lot Size	0.27 acres
Lot Dimensions	11571.00
Garage	Yes
Garage (spaces)	3
Year Built	2014
Total Rooms	–
Style	Ranch
Roofing	Composite Shingles
Heating	Forced Air, Natural Gas
Cooling	Ceiling Fans, Central Air
Fireplaces	Free Standing, Gas, Main, Two, See Remarks
Basement	Yes
Foundation	Full Basement, Walk-Out
Construction	Framed On Lot
Exterior Walls	Wood
Number of Stories	–

Listing Courtesy of RE/MAX Properties Inc

6425 J D Johnson Rd, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Property

EXPIRED

• MLS Listing 8641579: 8/27/2019

List Price

\$199,900

Expired Date: 2/6/2020

Days in RPR: 163

Last Price Update: 10/10/2019

Current Estimated Value

\$196,000

Last AVM Update: 2/5/2020

AVM Est. Range:

\$164,640 – \$227,360

AVM Confidence:



➔ AVM Change

Last 1 Month: –

⬆️ AVM Change

 Last 12 Months: **19.51%**

Easy access via paved roads all the way home! The property is level with several mature trees, majestic mountain views, a 1971 mobile home, & a shop with electric & concrete floors. The home has had some work done, but it has not been purged to the land. The 36x36 outbuilding may be used for livestock...

Home Facts

	Public Facts	Listing Facts
Property Type	Mobile/Manufactured	Single Family Residence
Property Subtype	Mobile/Manufactured Home	Single Family Residence
Bedrooms	–	3
Total Baths	–	1
Full Baths	–	1
Partial Baths	–	–
Living Area (sq ft)	1,344	1,296
Lot Size	40 acres	40 acres
Lot Dimensions	40.000 AC	–
Garage (spaces)	–	0
Year Built	1971	2003
Total Rooms	–	7
Roofing	–	Composition
Heating	–	Forced Air, Propane
Cooling	–	None
Fireplaces	–	1
Construction	–	Stucco
Number of Buildings	–	1
Number of Units	1	–
Number of Stories	1	One

Listing Courtesy of Properties of Colorado

12771 Stone Valley Dr, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Property

EXPIRED
 • MLS Listing 4021708: 12/9/2019

List Price
\$475,000

Expired Date: 1/26/2020
 Days in RPR: 48
 Last Price Update: 1/8/2020

Current Estimated Value
\$458,360

Last RVM® Update: 2/5/2020

RVM® Est. Range:
\$435,442 – \$481,278

RVM® Confidence:



📉 RVM® Change
 Last 1 Month: **-\$11,400**

📈 RVM® Change
 Last 12 Months: **6%**

Gorgeous semi custom home in Meridian Ranch is move in ready. Main floor master, giant master bathroom, double sink, tile floor, soaking tub, walk in closet, enormous shower. Family room with wood floors, fireplace, vaulted ceiling. Gourmet kitchen and eating area, stainless appliances, gas cookt...

Home Facts

Property Type
 Property Subtype
 Bedrooms
 Total Baths
 Full Baths
 Partial Baths
 Living Area (sq ft)
 Lot Size
 Lot Dimensions
 Basement (sq ft)
 Garage
 Garage (spaces)
 Year Built
 Total Rooms
 Roofing
 Heating
 Cooling
 Fireplaces
 Basement
 Foundation
 Construction
 Exterior Walls
 Number of Stories

Public Facts

Single Family Residence
 Single Family
 3
 4
 3
 1
 2,304
 7,444 sq ft
 7444 SF
 -
 Yes
 2
 2015
 9
 Composition Shingle
 -
 Yes
 -
 Improved Basement (Finished)
 -
 Frame
 Stucco
 1.5+B

Listing Facts

Single Family Residence
 Single Family Residence
 5
 6
 4
 2
 3,693
 7,444 sq ft
 -
 1,389
 -
 2
 2015
 17
 Composition
 Forced Air, Natural Gas
 Central Air
 1
 Finished, Full, Walk-Out
 Concrete Perimeter
 Frame, Stone, Stucco
 -
 One

Listing Courtesy of Kittle Real Estate

11462 Avena Rd, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Property

EXPIRED

• MLS Listing 3033174: 9/26/2019

List Price

\$399,900

Expired Date: 1/22/2020

Days in RPR: 118

Last Price Update: 10/17/2019

Current Estimated Value

\$371,290

Last RVM® Update: 2/5/2020

RVM® Est. Range:

\$345,300 – \$397,280

RVM® Confidence:



📈 RVM® Change

 Last 1 Month: **\$1,570**

📈 RVM® Change

 Last 12 Months: **7.03%**

Simply gorgeous, 4 bed, 4 car garage w/loft & main floor study offers great living space! Better than new Challenger home features upgrades galore including gleaming engineered wood floors, stunning floor to ceiling stone fireplace, designer blinds, neutral paint palette & ceiling fan. You'll fal...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence
Bedrooms	–	4
Total Baths	–	3
Full Baths	–	2
Partial Baths	–	1
Living Area (sq ft)	1,029	2,759
Lot Size	6,795 sq ft	6,795 sq ft
Lot Dimensions	6795 SF	–
Garage	Yes	–
Garage (spaces)	3	4
Year Built	2015	2017
Total Rooms	–	14
Roofing	–	Composition
Heating	–	Forced Air, Natural Gas
Cooling	–	None
Fireplaces	–	1
Basement	Basement	–
Foundation	–	Slab
Construction	–	Frame, Stucco
Number of Stories	1.5+B	Two

Listing Courtesy of LIV Sotheby's International Realty

8035 Ferguson Rd, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Property

EXPIRED
 • MLS Listing 4691392: 7/2/2019

List Price
\$328,500

Expired Date: 1/3/2020
 Days in RPR: 185
 Last Price Update: 8/1/2019

Current Estimated Value
\$341,650

Last RVM® Update: 2/5/2020

RVM® Est. Range:
\$317,735 – \$365,565

RVM® Confidence:



📉 RVM® Change
 Last 1 Month: **-\$330**

📈 RVM® Change
 Last 12 Months: **4.57%**

This beautiful home in Woodmen Hills is turn key ready. It is a large home with a lot of space. It features 2 story vaulted ceilings with a lot of windows to make the house bright and open. It has an extended concrete patio, brick accented fireplace on the main level. All appliances are included...

Home Facts

Property Type
 Property Subtype
 Bedrooms
 Total Baths
 Full Baths
 Partial Baths
 Living Area (sq ft)
 Lot Size
 Lot Dimensions
 Garage
 Garage (spaces)
 Year Built
 Total Rooms
 Style
 Roofing
 Heating
 Cooling
 Fireplaces
 Basement
 Foundation
 Construction
 Exterior Walls
 Number of Stories

Public Facts

Single Family Residence
 Single Family
 5
 3
 2
 1
 2,038
 6,069 sq ft
 6069 SF
 Yes
 2
 2001
 10
 –
 Composition Shingle
 Forced Air Unit
 –
 1
 Improved Basement (Finished)
 Concrete
 Frame
 Wood Siding
 2 story with Basement

Listing Facts

Single Family Residence
 Single Family
 4
 4
 2
 2
 –
 0.14
 Yes
 2
 2001
 –
 2 Story
 –
 Forced Air, Hot Water, Natural Gas
 Ceiling Fans
 Main, Wood
 Yes
 Full Basement
 Wood Frames
 –
 –

Listing Courtesy of The Cutting Edge

18165 Pinon Park Rd, Peyton, CO 80831



LEGEND: 🏠 Subject Property 🏠 This Property

EXPIRED
 • MLS Listing 7454863: 9/5/2019

List Price
\$580,000

Expired Date: 1/3/2020
 Days in RPR: 120
 Last Price Update: 10/21/2019

Current Estimated Value
\$603,940

Last RVM® Update: 2/5/2020

RVM® Est. Range:
\$573,743 – \$634,137

RVM® Confidence:
 ★★★★★

📉 RVM® Change
 Last 1 Month: **-\$3,790**

📈 RVM® Change
 Last 12 Months: **-**

Jaw Dropping View of Pikes Peak Literally Fills this Great Room*Let Mother Nature Be Your Artwork*A Very Large Architectural Prow & Double Volume Ceiling Bring the Outdoors In*This Home was Ahead of it's Time with the Fully Open Main Floor Living Including the Great Rm, Kitchen & Dining all with H...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence
Bedrooms	5	5
Total Baths	3	3
Full Baths	2	3
Partial Baths	1	-
Living Area (sq ft)	2,165	3,619
Lot Size	5 acres	5 acres
Lot Dimensions	5.000 AC	-
Garage	Yes	-
Garage (spaces)	3	3
Year Built	1996	1996
Total Rooms	10	17
Style	Ranch\Rambler	-
Roofing	Composition Shingle	Composition
Heating	Forced Air Unit	Forced Air, Propane
Fireplaces	1	2
Basement	Improved Basement (Finished)	Exterior Access, None
Foundation	Concrete	Raised, Slab
Construction	Frame	Cement, Frame
Exterior Walls	Wood Siding	-
Number of Buildings	-	1
Number of Stories	1 story with Basement	One

Listing Courtesy of Keller Williams Action Realty LLC

Recommended Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the User Selected Comps are sold prices where available.

	Market Activity For Sale Listings	Market Activity Distressed	Market Activity Expired Listings	Market Activity Pending Sales	Market Activity Sold
Lowest Price	\$179,000	\$235,660	\$199,900	\$268,000	\$285,000
Median Price	\$411,000	\$320,010	\$437,450	\$417,500	\$455,000
Highest Price	\$569,900	\$459,680	\$580,000	\$626,312	\$475,000
Median Price Per Sq. Ft.	\$131	\$177	\$150	\$171	\$152
Median Days in RPR	3.5	28	141.5	25.5	79.5

Sold Price Comparison

This section compares prices for 49 properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$160,000	\$74
Median Price	\$390,000	\$151
Highest Price	\$915,000	\$326

Sellers

_____	_____
Signature	Date
_____	_____
Signature	Date

Broker / Agent

_____	_____
Signature	Date

Seller's Proceeds

	Low	High
Price	\$ <input type="text"/>	\$ <input type="text"/>
Encumbrances		
First Loan	\$ <input type="text"/>	\$ <input type="text"/>
Estimated Closing Costs		
Commissions	\$ <input type="text"/>	\$ <input type="text"/>
Seller Concessions	\$ <input type="text"/>	\$ <input type="text"/>
Seller Conveyances	\$ <input type="text"/>	\$ <input type="text"/>
Other	\$ <input type="text"/>	\$ <input type="text"/>
Net Cash to Seller	\$ <input type="text"/>	\$ <input type="text"/>

I understand that the above is an estimate only and not the actual costs which would be incurred if an actual sale is consummated. The estimated amounts above are not guaranteed in any way.

 Seller

date

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>

