

39642 Buffalo Run Cir
Kiowa, CO 80117

MLS#: 7577079 Status: **Active**
 List Date: 12/07/17 List Price: \$619,000
 Status Conditions: None Known Original Price: \$619,000
 Has HOA: No Tax ID: R115219
 INV Blackout Ends: Taxes: \$1,713 (2016)
 Title Company: Land Title Guarantee Company
 Financial Terms: Cash, Conventional,
 8000, Land Title Guarantee Company
 Earnest \$:
 Seller Type: Individual
 Legal Desc: SECTION: 18 TOWNSHIP: 7 RANGE: 63SUBDIVISION: KIOWA
 COUNTRY RANCHES WEST LOT: 022W PAR IN N2: 18 7 63 DESC
 B594 P327 AKA 22W ARCHER REZONE

County: Elbert
 Locale: Kiowa County Ranches West
 Community:



Type: Detached Single Family Style: Ranch/1 Story
 Architecture: Year Built: 2000
 Construct Details: Model:
 Time of Completion:
 Builder Name:
 Heat Fuel: Propane
 Heat Type: Forced Air
 Cooling: Air Conditioning-Room
 Other HVAC:
 HVAC Detail:
 Construction: Frame
 Exterior: Wood Siding
 Roofing: Composition Shingles

Recent: 12/07/2017 : NEW

Total Beds:	3	Upper Sqft:		PSF Above Grade:	\$367.14
Total Baths:	4	Main Sqft:	1,686	PSF Total:	\$184.28
Full Baths:	3	Lower Sqft:		PSF Finished:	\$356.57
3/4 Baths:	0	Above Grade:	1,686	Bsmt Type:	Full, Walk-Out
Half Baths:	1	Basement Sqft:	1,673	Subfloor/Foundation Type:	
1/4 Baths:	0	Total Sqft:	3,359	Bsmt Finished:	
Rough-in:	No	Finished Sqft:	1,736	% Fully Finished:	
		Other Finished Sqft:		Bsmt Ceiling Height:	
		Other Finished SqFt Desc:			
		Measurement From:			Date Measured:

School District: Kiowa C-2 Jr High/Middle: Kiowa
 Elementary: Kiowa Sr High: Kiowa
 School of Choice:

Appliances: Dishwasher, Refrigerator (Kitchen), Stove/Range/Oven
 Flooring:
 Interior Features:
 Countertop Type:
 Smart Home Features:
 Laundry:
 Fireplaces: 1, Location(s): Family Room, Master Bedroom, Type(s): Gas/Gas Logs
 Exclusions: Loose Panels surrounding hay in the arena. Garage cubicles negotiable. Round hay feeder.
 Site Type:

	Beds	Baths	Room Type	Dimensions	Level	Description
Upper	0	0	Bathroom (1/2)		Main	
Main	3	3	Bathroom (Full)		Main	
Lower	0	0	Bathroom (Full)		Main	
Bsmt	0	1	Bedroom		Main	
			Bedroom		Main	
			Dining Room		Main	
			Kitchen		Main	
			Living Room		Main	
			Master Bedroom		Main	
			Bathroom (Full)		Basement	
			Laundry		Basement	

Lot Size: 1,566,418 Walk Score: Electricity:
 Acres: 35.96 Lot #: Electricity Service:
 Incorporated: Land MLS #: Faces:
 Zoning: A Primary Road:
 Water Sources: Well
 Sewer: Septic
 Gas:
 Gas Type:
 Other Available Utilities:
 Rights:
 Site Features: Corner Lot
 Site Topography:
 Vegetation:
 Exterior Features: Balcony, Deck, Pond/Lake
 Views:
 Distance To: Bus: Light Rail: Other:
 Community Website:
 Community MLS#:
 Rentals Allowed:
 Reports Available:

Horse Property Information

Horse Property: Yes Other Livestock: Yes Horse Property Features: Fenced, Outdoor Arena, Pasture, Water - Stream/Spring

Facility	SqFt	Primary Floor	# Stalls	Stall Floor	Description
Indoor Arena	8,400	Dirt			

Additional Structures

Additional Structures: Yes # of Additional Structures: 2

Type SqFt Primary Floor # Doors # Stalls Door Dimensions Description Features
Barn/Storage 1,728 4

Parking & Vehicle Information

Total Spaces: 2 Amps Available: Features:

Type # Spaces Dimensions Features
Garage (Attached) 2

Green Features & Certifications

Solar PV: Addendum Uploaded: No

Well Type: Permitted Well Uses:

Well Depth: Water Tap Paid:

Issued Permit #'s: 224215

Multiple HOA's: HOA/Mgmt Company 2 HOA/Mgmt Company 3

HOA/Mgmt Name:

Contact #:

Website:

HOA Type:

Fee:

HOA Includes:

HOA Transfer Amt: HOA Transfer Based On:

Covenants:

Other Restrictions:

Special Assessment Desc:

Partial Owner Type: Not Applicable

Available Week(s):

Owner Type:

Remarks:

Partial Ownership Amount:

Available Options:

Current Promotions:

Public Remarks

Horse Lovers Dream! Great location! 35+ Acre Ranch includes year round spring fed pond, 70'x120' indoor riding arena, 2 outdoor working arenas, 1700 sq ft barn, fenced & cross fenced pastures. Indoor arena - electricity, water, & wood burning stove. Barn - electricity, water, bathroom & 2 horse heated water feeder w/addl water feeder stub ins ready. Dirt work completed for future bldg additions. Barn & indoor arena - new UL4 roofs approx 4 yrs ago. Seller is orig owner w/knowledge & orig construction docs: custom built ranch w/lg windows & decks for viewing of pastures, outbldgs & horses. Unfin w/o bsmt designed w/possible 2nd residence; includes fin full bathrm, laundry & kitchen area. Finish rest to your satisfaction. Open main level w/3 bed & 3 1/2 bath. Living & master share 2-sided propane fireplace & vaulted ceilings (pre-wired for fans). Hall bath & 2nd bedrm have lg doors for easy access. Just minutes north of Kiowa. Turn-key ranch ready for your enjoyment! Don't miss out!

Broker Remarks

Information deemed accurate but not guaranteed. Buyer to verify all measurements and room levels.

Directions

East on State Hwy 86 to Kiowa. North on Kiowa-Bennett Rd to CR 162. West on CR 162 to Buffalo Run Circle. Property on SE corner of 162 & Buffalo Run.

Listing Agent/Office

Name: [Steve Eastin](#)
Office Name: [LANDMARK PREMIER PROPERTIES](#)
Office Phone: 303-646-1171
Email: steve@landmarkpremier.com
Phone: 303-646-1171
Mobile: 303-243-0471

Agent Fax: 303-646-2332
Office Fax: 303-646-2332
Co-Listing Agent/Office

Name:

Office Name:

Office Phone:

Email:

Phone:

Mobile:

Showing Phone: 303-573-7469

Showing Email:

Showing Notes:

No Show Until:



Buyers Agency: 2.8%
Transaction Broker: 2.8%
Variable Comm: Yes
Listing Contract: Exclusive Right
Additional Info:

Possession:
Submitted Prospect: No
Expiration Date: 06/07/2018

