

**WONDERFUL HOME, AMAZING VIEW & CLOSE TO TOWN!  
WELCOME TO 10925 HOWELLS ROAD, COLORADO SPRINGS, CO 80908**



Picture yourself in a country estate on the edge of town. As you walk the beautiful five acres of land, nature cushions your step and the breezes sap your stress level. Enjoy the perfect blend of meadow, oak, superb mountain and Pikes Peak views, and privacy and you'll know you are home! No covenants or homeowner association to interfere with your horse barn, shop or other desired activities. Transportation corridors are close so you are just minutes from shopping, medical facilities, dining and entertainment and schools, but worlds apart from the city humdrum. Homes in this area rarely come available, so don't miss your chance! This is what you deserve.

**FEATURES:**

- ☺ Sweeping views of the Front Range and Pikes Peak!
- ☺ Excellent 5 acre site with oak and meadow!
- ☺ New roof, gutters and exterior paint in 2021!
- ☺ Easy access to military bases and several hospitals (if medical personnel are required to be within a particular radius)!
- ☺ 4488 sq ft. Six bedrooms, four baths, six-car tandem garage (car spaces depend on vehicle size, but plenty of room for a shop area)!
- ☺ Horses and RVs are welcome!
- ☺ Academy District 20 Schools!
- ☺ House is in great condition and ready to move into!

**LAYOUT:** Main level: huge country kitchen with nook, formal dining room and living room, great room, powder room and garage. Outside: wonderful covered front porch waiting for your chairs and a large rear patio for your cookouts and parties. Upper level: three spacious bedrooms with walk-in closets, laundry facilities, a full bath with twin vanities and a huge primary bedroom suite with adjacent 5-piece bath and walk-in closet. Basement: great recreation room with wet bar and theater system, two large bedrooms with walk-in closets and a full bath with a second set of laundry facilities.



Close to town, but in the country!



Common front porch sunset!

**UTILITIES:** Mountain View Electric Association (MVEA)-electricity; Black Hills Energy-natural gas, CenturyLink-telephone and internet (fiber is being added by MVEA); and individual domestic well and septic system.

**DIRECTIONS:** East on Old Ranch Road from Powers Blvd. Howells Road is the first street east of the roundabout. North (left) on Howells to property. Howells Road is maintained County road right of way.

**✓ Bargain \ 'bär-gən \ n: an advantageous purchase.**

**Ex. This special slice of heaven is available for the reduced price of \$1,195,000!**

**CALL TODAY FOR YOUR PERSONAL TOUR!**



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Offering is subject to errors, omissions, changes, prior sale or withdrawal without notice. Buyer is encouraged to investigate prior to purchase. (7/29/2022)



