

Property & Buildings -- Features & Inclusions

Address

35250 Harrisville Road
Calhan, CO 80808

Optional Acreage

- * Additional 40 acres (along the driveway coming up to the house)

Property Features

- * 80 or 120 acres of rolling hill ranchland
- * Surrounded on all sides by cattle ranches (very quiet)
- * Compacted gravel (3/4 mile long driveway, between house & garage, down to barn)
- * 120 acre boundaries are fenced with 5-strand barbed wire
- * Large gated pen/corral (257 feet x 183 feet), fenced with square wire, close to barn
- * Great view of Pike's Peak and the front range
- * Land suitable for grazing cattle, horses, goats, sheep, etc.
- * Lots of wild critters (antelope, rabbits, ground squirrels, birds)
- * Lots of beautiful wildflowers
- * 31 Spruce trees, 8 years old, around the house (planted in 2000 @ 2 years old)
- * Five Aus trees (three are 7 years old, one is 6 years old, one is 3 years old)
- * Under-ground electric and phone services, within 1/3 mile of house

- * Well water (well head east of garage)
 - 1,600 gallon, below-ground, concrete cistern / water tank (east of garage)
 - Pressure tank (in crawlspace)
 - Automatic/electronic pump controls installed by Kunau Drilling in 2000 (in crawlspace)

- * Two large, custom-built, easy-to-work-in raised-bed garden boxes, ready for planting:
 - Each one is 5' wide, 17' long, and 4' above ground
 - Interior of wood frames are sealed with:
 - Felt roofing paper against the wood
 - Plastic moisture barrier between felt paper and soil
 - Filled with compost materials for vegetable gardening:
 - Topsoil, peat, hay, & horse manure
 - Trellises included for growing climbing vegetables

House - Features

- * 1822 Square Feet
- * 3 bedroom 2 bath (master suite/bath + 2 bedrooms and full bath)
- * Great room (living room, family room, breakfast bar, kitchen, dining room)
- * Wood-burning fireplace with built-in shelves
- * Poured-concrete foundation with crawlspace (August/September 1996)
- * 2 x 6 exterior wall construction
- * One long side of house faces south, for sun-heated winters
- * Masonite siding
- * High-wind rated shingles
- * Gutters and downspouts with retractable extensions (new 2002)
- * Gas (propane) forced air heat (all sheet metal ducts-new in 2002)
- * Gas (propane) hot water (new tank in July 2005)
- * Central A/C (oversize unit and blower for vaulted ceilings - added in 2002)
- * Vaulted-plus ceilings throughout house
 - Higher raised sections in master suite, living room and kitchen
- * Taped & Textured bullnose drywall interior (rounded edges and corners)
- * Double-pane vinyl windows throughout house
- * Extra-fine mesh solar window screens (anti-UV) on most south side windows
- * Wall to wall pile carpeting, except kitchen, baths & entry areas
- * Entire floor area is insulated from crawlspace below
- * All rooms and hallways (except living room) have ceiling light fixtures
- * Powered attic ventilation (fans) with on-off switches in-house
- * Pressure-treated lumber front deck (new in 2004)
- * Pressure-treated lumber back porch (new in 2006)
- * Level ground, 30' around house (retaining walls built in 2002)
- * All exterior lights (front, back, both ends) replaced with dual spotlights

- * Back entrance lights are light-sensitive (on at dusk - off at dawn)
- * Hard-wired smoke alarms (house electrical system)
- * Ethernet wiring installed for DSL Internet connection (available from Big Sandy Telco)
- * Utility/Mud Room (back entrance)
 - * Solid-core exterior door with double-pane window and storm door
 - * New vinyl flooring
 - * Bench and coat rack
 - * Broom closet
 - * Washer & Dryer (included--see below) with overhead cabinets and shelves
 - * Large sink with overhead cabinets and under-cabinet light
 - * Enclosed space for hot water tank
 - * Propane furnace / cold-air-return
- * Master Suite
 - * Bedroom Area
 - * Special "raised ceiling" area in bedroom with window
 - * Ceiling fan/light
 - * Wall length walk-in closet with sliding mirror doors
 - * Open area above wall length closet
 - * Second walk-in closet
 - * French window doors out west end of house
 - * Wired for satellite TV, phone, Ethernet (network/DSL)
 - * Bathroom Area
 - * New vinyl flooring
 - * Large jetted tub
 - * Easy-to-clean shower stall surround with glass door
 - * Over-toilet cabinets and shelves
 - * Ceiling vent fan
 - * Large vanity area with wall mirror and recessed lighting
 - * Open space above vanity
 - * Child-proof vanity drawers
 - * In-wall medicine cabinet with mirror door
 - * Double-pane privacy window
 - * Double-pane bronze/clear skylight
- * Great Room
 - * Kitchen
 - * Bright (windows and lights) and spacious
 - * Special "raised ceiling" area with recessed, "aim-able" ceiling lights
 - * Tons of cabinet and counter space
 - * New vinyl flooring
 - * Oak finish cabinets
 - * Huge pantry
 - * Center island cabinets and counter (with power)
 - * Breakfast bar/counter (wired for phone)
 - * Double-sided porcelain kitchen sink with high-rise faucet & hose sprayer
 - * Under-cabinet light next to range
 - * Built-in dishwasher
 - * Built-in turntable microwave w/externally vented range hood & lights
 - * All appliances included (see below)
 - * Dining Room
 - * Pretty overhead hanging light
 - * Wired for phone, Ethernet (network/DSL)
 - * Family Room / Breakfast Bar
 - * Built-in wood-burning fireplace (with a special wind-vane chimney cap)
 - Good supply of well seasoned firewood and kindling
 - * Ceramic tile flooring and fireplace facing around fireplace
 - * Built-in shelving and lighted mantle space on both sides of fireplace
 - * Remote-control ceiling fan/light/dimmer
 - * Living Room
 - * Bay-style south-facing windows
 - * Wired for satellite TV

- * Special "raised ceiling" area
- * Front Entry
 - * Solid-core exterior door with storm door
 - * Parquet flooring
 - * Coat closet
 - * Half-height wall separates entryway from living room
- * Hall Bathroom
 - * New vinyl flooring
 - * Easy-to-clean shower/tub combo surround
 - * Handicap-height, oval bowl, toilet (new in 2005)
 - * Double-pane privacy window
 - * Over-toilet cabinets and shelves
 - * Ceiling vent fan
 - * Vanity and sink with high-rise faucet
 - * Child-proof vanity drawers
 - * Wall mirror with vanity light fixture above
 - * In-wall medicine cabinet with mirror door
- * South-East Bedroom (or office)
 - * Wired for satellite TV, phone, Ethernet (network/DSL)
 - * Solar film on windows
 - * Sliding door closet
 - * Open area above closet
- * North-East Bedroom
 - * Full-wall sliding door closet
 - * Deep (11") bay window
 - * Open area above closet

House - Included Items

- * Refrigerator - GE 20.6 cubic ft.
- * GE Spectra ceramic-top electric range / self-cleaning oven
- * GE Spacemaker XL, built-in, over-range microwave oven with turntable and external exhaust vent fan
- * Whirlpool Super Capacity, Heavy Duty, Clean Touch washer
- * Whirlpool Clean Touch, large capacity gas dryer
- * Built-in GE Potscrubber 650 dishwasher
- * In-Sink-Erator disposal
- * Custom blinds - oak wood horizontals and vinyl verticals
- * Dakota Driveway Alarm transmitter & receiver
- * All existing long-life fluorescent bulbs (in house and garage)
- * All exterior decorations (pots, plants, silk flowers, etc.)
- * Several hundred feet of garden hose (for watering trees)

2+1 Oversized Garage (one building, two interior sections)

- * Foundation: Poured concrete, extended (in front), garage floor pad
- * Stick-built 2 x 4 (exterior 34' wide x 26' deep - built in 1999)
- * Cobra Vent roof
- * New shingles with highest wind rating (2005)
- * All exterior/interior walls and ceilings are insulated, drywalled and taped
- * Insulated interior wall, with hollow-core door, separates the two sections
- * Solid-core, side entrance door (locking) and screen door with exterior light
- * Gutters and downspouts (new 2002)
- * 100-amp, underground electric service with large breaker panel
- * Both sections are fully wired and lighted
- * Motion-sensitive, dual spotlights on front of 2-car section
- * No water supply/plumbing
- * 2-car section
 - 23' 4" wide x 25' 5.5" deep
 - Automatic, insulated, extra-wide (18') overhead door with 2 remotes
 - Ceiling access to full attic above garage

- * 1-car section (used as a shop)
 - 9' 7.5" wide x 25' 5.5" deep
 - Manual (locking), insulated overhead door (8' wide)
 - Finished walls -- drywall texturing, primer and gloss paint
 - Wall-mounted shelves
 - Wired for 220 volt welder (not terminated)

Barn (24' x 60')

- * Compacted gravel from garage to front barn door
- * Built in 1998
- * 6 x 6 rough-cut cedar posts
- * Pre-engineered roof trusses
- * Colored aluminum siding and roof
- * 100-amp, underground, electric service with large breaker panel
- * Interior perimeter is wired with 120 volt outlets
- * Interior is fully lighted (10 overhead lights)
- * Custom-built, heavy-duty wood shelves
- * Exterior, light-sensitive street-light-type light on front
- * 10' wide x 10' high sliding, locking door
- * Locking, solid-core, side door
- * No water supply/plumbing