

Full Property View

5430 Murr Road, Peyton, CO 80831

\$1,950,000 - Coming Soon



Listing ID: **4289389**
 County: **El Paso**
 Property Type: **Residential**
 Property Subtype: **Single Family Residence**
 Structure Type: **House**
 Levels: **One**
 Subdivision Name: **None**
 Expected Active Date: **11/21/2024**
 Listing Contract Date:
 Days in MLS: **0**
 Association: **N** Multiple: **Cov/Rest: N**
 Tax Annual Amt: **\$2,135**
 Special Taxing/Metro District Y/N: **No**
 Website: [Click Here for Additional Information](#)
 Tax Legal Desc: **S2NE4 SEC 24-13-64**

MLS Status: **Coming Soon**
 List Price: **\$1,950,000**
 Original List Price:
 Basement: **Yes**
 Year Built: **1971**
 Spec. Listing Cond: **None Known**
 Assoc Fee Tot Annl: **\$0.00**
 Tax Year: **2023**

Recent: **11/16/2024 : Coming Soon : ->CSN**

Interior Area & SqFt

Building Area Total (SqFt Total): **3,826** Living Area (SqFt Finished): **2,738** Area Source: **Public Records**
 Above Grade Finished Area: **1,913**
 Below Grade Total Area: **1,913** Below Grade Finished Area: **825** Below Grade Unfinished Area: **1,088**
 PSF Total: **\$510** PSF Above Grade: **\$1,019** PSF Finished: **\$712**
 Basement: **Exterior Entry, Walk-Out Access** Bsmnt Ceiling Ht:
 Foundation: **Slab** Fireplace: **1/Living Room, Wood Burning**
 Heating: **Baseboard, Hot Water, Propane, Solar, Wood** HVAC Description:
 Cooling: **None**
 Interior Features: **Built-in Features** Flooring: **Carpet, Concrete, Stone, Tile, Wood**
 Security Features: **Smoke Detector(s)** Spa Features:
 Window Features: **Bay Window(s)** Laundry: **In Unit**
 Appliances: **Cooktop, Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer**
 Other Equipment:
 Exclusions: **Sellers Personal Property.**

Bed & Bath Summary

Bedrooms Total: **4** Bathrooms Total: **3** Bathrooms
 Upper Level Bedrooms: **0** Upper Level Bathrooms: **0** Full: **1**
 Main Level Bedrooms: **3** Main Level Bathrooms: **2** Three Quarter: **2**
 Lower Level Bedrooms: **0** Lower Level Bathrooms: **0** Half: **0**
 Basement Level Bedrooms: **1** Basement Level Bathrooms: **1** One Quarter: **0**

Detailed Room Info

Room Type	Rm Level	Dimensions	Description
Living Room	Main	16 x 18	Main floor living room with fireplace and deck access.
Kitchen	Main	12 x 13	Main floor kitchen with stainless appliances.
Dining Room	Main	16 x 13	Main floor formal dining room with bay window.
Library	Main	15 x 16	Main floor library or living area with walk out access.
Bedroom	Main	17 x 10	Main floor bedroom.
Bedroom	Main	12 x 11	Main floor bedroom.
Primary Bedroom	Main	17 x 15	Main floor primary bedroom with walk in closet and walk out access.
Primary Bathroom (3/4)	Main	12 x 5	Main floor primary bath.
Bathroom (Full)	Main	7 x 9	Main floor full bath.
Living Room	Basement	16 x 29	Basement living room with dining area and walk out access.
Office	Basement	16 x 12	Basement office.
Exercise Room	Basement	15 x 10	Basement Exercise room with equipment included.
Exercise Room	Basement	15 x 12	Basement Exercise room with equipment included.
Bedroom	Basement	17 x 13	Basement bedroom.
Kitchen	Basement	17 x 20	Basement unfinished kitchen and laundry area.
Utility Room	Basement	6 x 14	Basement utilities room.
Bathroom (3/4)	Basement	7 x 10	Basement bathroom.

Parking

Parking Total: **15** Garage Spaces: **5** Offstreet Spaces: **10**
Parking Type # of Spaces Parking Length Parking Width Parking Description
Off-Street **10**
Garage (Detached) **3** **28** **70** **3 Bays currently used for storage**
Garage (Attached) **2** **23** **24**
 Parking Features: **Asphalt, Circular Driveway, Concrete, Driveway-Dirt, Exterior Access Door, Lighted, Oversized, Oversized Door, Storage**

Association Information

Association: **No** Restriction Covenants YN: **No** Senior Community: **No**

Site & Location Information

Lot Size: **80.00 Acres / 3,484,800 SqFt** Fencing: **Fenced Pasture**
 Current Use: **Agricultural, Live/Work, Livestock**
 Lot Features: **Level, Suitable For Grazing**
 Waterfront Feat: **Pond** Vegetation: **Brush, Grassed, Mixed**
 Road Surf/Front: **Dirt, Gravel/Public Road** Road Responsibility: **Public Maintained Road**
 Horse: **Yes** Ski Features:
 Elementary School: **Peyton / Peyton 23-JT**

Bldg/Complex Name:

Middle/Junior Sch: **Peyton / Peyton 23-JT**Parcel Number: **43000-00-120**High School: **Peyton / Peyton 23-JT**

Is Incorporated:

School of Choice:

Walk Score: **0**Zoning: **A-35**[View Walk, Bike, & Transit Scores](#)**Building Information**Architectural Style: **Traditional**Entry Level/Loc: **1/Ground**

Unit Count:

Attached Property: **No**

Common Walls:

No Common WallsDirection Faces: **East**View: **Mountain(s)**Construction Materials: **Brick, Concrete**Roof: **Metal**Exterior Features: **Dog Run, Garden, Lighting, Playground, Private Yard, Rain Gutters, Spa/Hot Tub, Water Feature**Patio/Porch Feat: **Covered, Deck**

Pool Features:

Water & UtilitiesWater Included: **Yes**Water Source: **Private, Well**Sewer: **Septic Tank**Well Type: **Operational, Private**Well Usage: **Domestic, Household w/Livestock**Issued Well Permit #'s: **44387**Utilities: **Electricity Connected, Internet Access (Wired)**Electric: **110V, 220 Volts****Green Features**Power Production TypePower Production SizeYear InstallOwnershipLease AmtPurchase Agreement Amt**Photovoltaics****22.5****2019****Seller Owned****Livable Structures**Structure Type# Beds# BathsSqFtFlooringDescription**Caretaker****3****2****1,329****Manufactured Home****Outbuildings**# of Outbuildings: **12**Horse Amenities: **Arena, Loafing Shed, Paddocks, Pasture, Round Pen, Tack Room, Well Allows For**Outbuilding TypeSqFtStoriesYr BltStallsDoorsLength/WidthFloorStall FloorFeaturesDescription**Shed(s)****15****200/15****Dirt****Lean-to Shed for Outdoor Runs****Stable****1****18****4****50/100****Concrete, Rubber****Concrete, Shavings****Electrical, Heated, Water****Horse Stable****Workshop****1****4****32/70****Concrete****Garage/Workshop****Shed(s)****1****1****8/8****Wood****Garden Shed****Shed(s)****1****10/20****Dirt****Lean-to****Shed(s)****1****10/20****Dirt****Lean-to****Chicken Coop****1****1****8/14****Chicken Coop****Barn/Storage****1****2****24/12****Concrete****Goat Shed & Milking Barn****Stable****1****1972****8****1****35/48****Dirt****Dirt****Electrical, Water****Horse Stable****Greenhouse****1****1****30/15****Dirt****Greenhouse****Electrical, Heated, Water****Public Remarks**

Here is an opportunity of a lifetime for the dedicated equestrian or investor! There are three adjacent properties for sale totaling 240 acres if you buy all 4!!!! Situated on 80 acres, this fenced and cross fenced turn-key boarding facility with the potential to further develop is ready for you! Most of the 40 stalls are equipped with runs and there are several heated stalls and heated wash stall. In addition, there is shop/garage with several rooms, multiple chicken coops, a fully equipped greenhouse, and a goat barn that includes a four-goat milking parlor and heated clean room. The shop/garage building is plumbed and has a fixed compressed air system. Seller would like to include equipment as part of the sale- dump truck, tractor w/ implements, Bobcat, side by side, flatbed, trailer, forklift, 2 horse trailer, stock trailer, and all goat equipment. Boarding currently generates Approx. \$10k mo gross with a stable client base. Substantial income could be produced by nearly 100 goats used for the fire mitigation & milking business being developed. With two homes on premise, the main 4400 sq. ft brick home has 4 beds, 3 baths (with additional non-conforming options) and a 2 car garage. Upstairs the kitchen offers a built-in Teppanyaki grill. The kitchen, Library and primary suite all have doors to access the patio/yard with hot tub. The walk-out basement also offers it's own separate kitchenette and two additional rooms used as exercise rooms, fully equipped with weights/machines. The home is equipped with an energy efficient hot water system and 22Kw solar array that reduce energy costs substantially. Starlink internet is installed on the house and on the barn. There is also an updated 3 Bed/2Bath MFC home on premise for additional occupancy!!! Owners would like to see the property sold as an ongoing business. Facility manager who resides on the property would be interested in remaining in place. ***PLEASE DO NOT ENTER THE PROPERTY WITHOUT AN AGENT/SHOWING.***

Directions

Take US-24 to Falcon Highway. Turn right onto Murr Rd. Right into property.

Confidential Information

Private Remarks: Please submit proof of funds or pre-approval letter prior to scheduling showings. Please schedule all showings through Showing time. Home is owner occupied. Please allow a minimum of 24 hours prior to showing. Listing agent or agent's representative may be present at owners request. Please turn all lights off and make sure all doors and gates are closed/locked after showing. Please contact listing agent prior to writing an offer. Seller reserves the right to accept an offer at anytime. Information provided herein is from sources deemed reliable but not guaranteed. Property usage and livestock allowances along with all other information must be independently verified by buyers or buyers representatives.

Contract Earnest Check To: **Land Title**Contract Min Earnest: **\$35,000**Listing Terms: **Cash, Conventional, Farm Service Agency, Jumbo, USDA Loan, VA Loan**Possession: **Closing/DOD**Title Company: **Land Title**

Investor Blackout End Date:

Docs Available: **Well Permit**Ownership: **Individual**

Expiration Date:

11/21/2025

Home Warranty:

Showing Information

Showing Service: **ShowingTime**
Showing Contact Phone: **800-746-9464** Show Email: No Showings Until: **11/22/24**
Showing Considerations: **Camera(s) Inside**
Showing Instructions: **Please submit proof of funds or pre-approval letter prior to scheduling showings. Please schedule all showings through Showing time. Home is owner occupied. Please allow a minimum of 24 hours prior to showing. Listing agent or agent's representative may be present at owners request. Please turn all lights off and make sure all doors and gates are closed/locked after showing. Please provide feedback. Thank you!**
Occupant Type: **Owner**

List Agent

List Agent: **Monique Santilli**
List Agent ID: **55056931**



Phone: **720-795-6562**
Mobile: **720-795-6562**
Office: **866-515-0030**
Email: **mo@keyelementrealestate.com**
Phone: **720-312-9139**
Email: **carriejoharrison@gmail.com**

List Office ID: **M4574**
Co List Agent ID: **55053926**
Co List Office ID: **M4574**



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Characteristics

Lot Acres:	80.000	Lot Sq Ft:	3,484,800
Land Use - County:	Ag. Grazing Land	Land Use - CoreLogic:	Pasture
Building Type:	Residential & Barn	Style:	RANCH
Year Built:	1971	Bldg Sq Ft - Above Ground:	1,913
Bldg Sq Ft - Basement:	1,913	Bldg Sq Ft - Finished Basement:	825
Bldg Sq Ft - Unfinished Basement:	1,088	Bldg Sq Ft - Total:	3,826
Bldg Sq Ft - 1st Floor:	1,913	Bldg Sq Ft - Finished:	12,931
# Buildings:	9	Basement Type:	Full
Bedrooms:	3	Total Rooms:	7.000
Baths - Full:	1.000	Baths - Total:	2
Stories:	1.0	Baths - Half:	1
Fireplaces:	1	Fireplace:	Y
Garage Type:	Attached Garage	Heat Type:	Solar
Garage Sq Ft:	573	Garage Capacity:	0
Construction:	Masonry	Roof Material:	Composition Shingle
Foundation:	Concrete	Exterior:	Brick Veneer
Equipment:	LA, LD, LJ, LO, MZ, RANGE OVEN, DISPOSAL	Quality:	AVERAGE

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
Masonry	S	573			
Gable	U	1			
Base Bath (With 3 Fixtr Bath)	U	1			
2 Fixture Bath	U	1			
St. Show W/Door	U	1			
Dishwasher	U	1			
Concrete	U	1			
Brk Veneer	U	1			
Aluminum	U	1			
Drywall	U	1			

Owner Information

Owner Name:	Scorsine John M	Owner Name 2:	Powers Beth A
Mailing Address:	5430 Murr Rd	Mailing City & State:	Peyton Co
Mailing Zip:	80831	Mailing ZIP 4:	7403
Mailing Carrier Route:	R005	Owner Occupied:	Yes

Location Information

Property Zip:	80831	Property Zip4:	7403
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Property Carrier Route: **R005**
 Elementary School: **FALCON**
 High School: **FALCON**
 Census Tract: **004601**
 Township Range and Section: **136424**

School District: **Falcon School No 49**
 Middle School: **FALCON**
 Zoning: **A-35**
 Neighborhood Code: **99**

Tax Information

PIN:	43000-00-120	Schedule Number:	4300000120
% Improved:	98	Tax District:	SCF
Legal Description:	S2NE4 SEC 24-13-64		

Assessment & Taxes

Assessment Year	2023	2022	2021
Market Value - Land	\$8,594	\$8,492	\$8,492
Market Value - Improved	\$372,692	\$280,663	\$280,663
Market Value - Total	\$381,286	\$289,155	\$289,155
Assessed Value - Land	\$1,290	\$1,270	\$1,370
Assessed Value - Improved	\$34,280	\$25,980	\$27,320
Assessed Value - Total	\$35,570	\$27,250	\$28,690
YOY Assessed Change (\$)	\$8,320	-\$1,440	
YOY Assessed Change (%)	31%	-5%	
 Tax Year	 2023	 2022	 2021
Total Tax	\$2,134.80	\$1,891.91	\$2,013.69
Change (\$)	\$243	-\$122	
Change (%)	13%	-6%	

Last Market Sale

Sale Date:	01/14/2004	Sale Price:	\$475,000
Price per SqFt - Finished:	\$36.73	Document Number:	000000132349, 000000132348, 000000067012, 000000067011
Deed Type:	Warranty Deed	Owner Name:	Scorsine John M
Owner Name 2:	Powers Beth A	Seller Name:	Half Fast Farms Llc



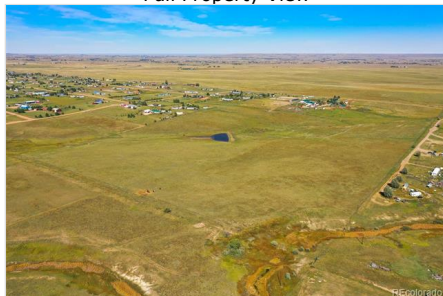
Full Property View



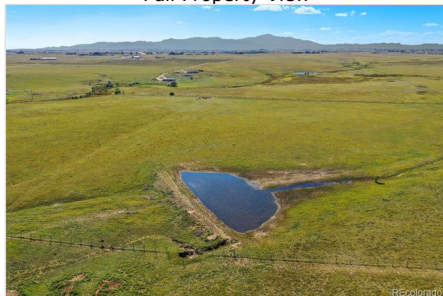
Full Property View



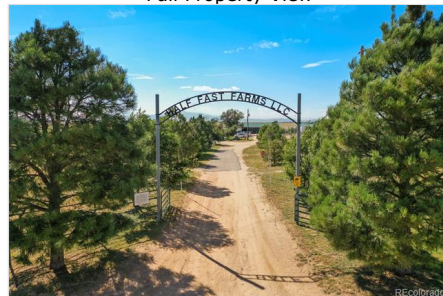
Full Property View



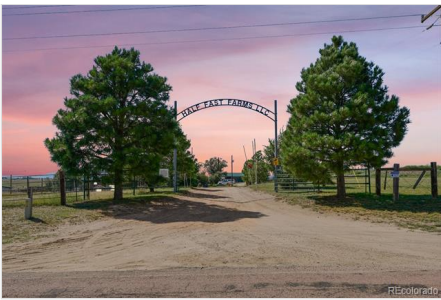
Full Property View Rear



Rear Property View



Main Entrance



Main Entrance



Main Barn



Main Barn Stalls & Tack Storage



Main Barn Stalls



Main Barn Stalls



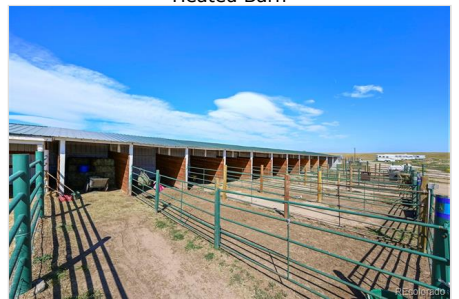
Heated Barn



Wash Stall



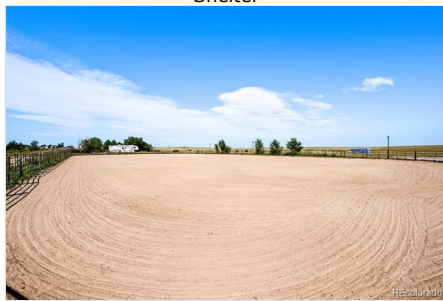
Main Barn with Runs and Additional Runs with Shelter



Runs with Shelter



Outdoor arena and Round Pens



Outdoor Arena



Garage/Workshop with Bathroom, Workshop & Storage



Garage/Workshop with Bathroom



Tack Storage in Garage/Workshop



Workshop in Garage



Common Area & Playground



Greenhouse



Solar Panels



2nd Barn with Stalls & Runs



Goat Pens, Goat Barn, 2nd Horse Barn & Main Home



Goat Pens & Goat Barn



Goat Barn & Milking Station



Goat Milking Barn



Main Home Front Exterior



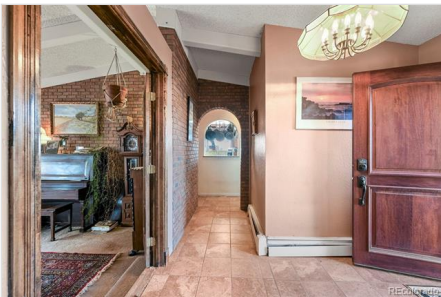
Main Home Fenced Backyard with Deck & Hottub



Main Home Garage



Main Home Entrance



Main Home Entryway



Main Home Kitchen



Main Home Kitchen



Main Home Kitchen



Dining Room



Library or Living Room (virtually staged)



Library or Living Room



Primary Bedroom



Primary Bath



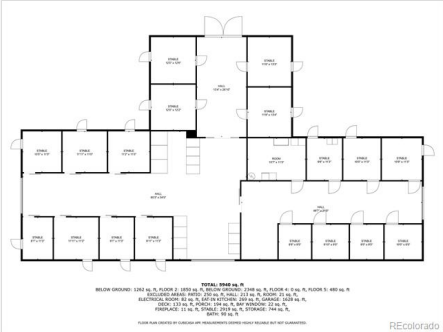
2nd Kitchen in Basement



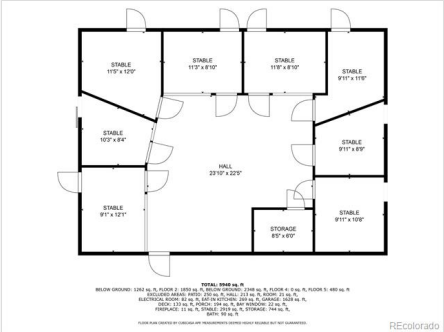
Bathroom in Basement



Manufactured Home



Main Barn



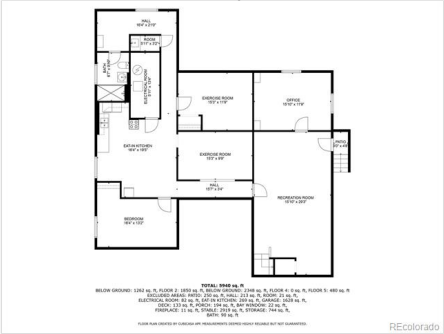
Secondary Barn



Garage/Workshop



Main Home Main Level



Main Home Basement