



## VA Assumable Loan by VA Buyer (3.125% loan)

\$3000 Buyer Agent Comm Bonus (Contract by 2/1/23)

6276 Silver Nugget Drive , Colorado Springs CO 80923

MLS:7911970    PRICE:\$629,900.00



Bedrooms: 4  
Full Baths: 2  
Half Baths: 1  
Lot Size: 7319  
Sqft: 3399

Subdivision: Indigo Ranch  
Year Built: 2012  
HOA: 225 year (2023 paid)  
Parking: 2 Cars  
Floors: 2

### PROPERTY FEATURES:

- ✦ Central A/C
- ✦ High/Vaulted ceiling
- ✦ Family room
- ✦ Dining room
- ✦ Refrigerator
- ✦ Granite countertop
- ✦ Laundry area - inside
- ✦ Central heat
- ✦ Walk-in closet
- ✦ Living room
- ✦ Breakfast nook
- ✦ Stove/Oven
- ✦ Stainless steel appliances
- ✦ Balcony, Deck, or Patio
- ✦ Fireplace
- ✦ Hardwood floor
- ✦ Bonus/Rec room
- ✦ Dishwasher
- ✦ Microwave
- ✦ Basement
- ✦ Yard

### OTHER FEATURES:

- ✦ Finished Garage
- ✦ Maintenance Free Back Yard
- ✦ Rear Patio with Pergola
- ✦ Pikes Peak Views
- ✦ Finished Basement

### PROPERTY DESCRIPTION:

\* VA Loan is Assumable by VA Buyer - Loan terms are 29 year loan, 3.125% interest, \$3030 per month PITI \* Main-level living at its best! \* Beautiful like new ranch style model built by Campbell Homes and located in the highly desirable Indigo Ranch area \* Loaded with upgrades \* 3399 sq ft, 4 bed, 3 bath, 2 car oversized finished garage \* MUST SEE!!

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