

**JUST  
REDUCED**



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

#### OTHER FEATURES:

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

#### 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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