



**MLS#:** 533580  
**521 E 7Th ST**  
 Trinidad, CO  
**Area:** OTH  
**Schedule#:** 9999  
**Legal Description:** Part of Lot 1, Block 21, Original Townsite of Trinidad  
**Zone:** R-1  
**Sch Dist:** OTHER  
**Middle:**

**St:** A RES-Single Family  
**Zip:** 81082  
**BSA:**  
**Top:** 0  
**Zone Entity:** NAV  
**Grade:**  
**High:**

**LP:** \$ 46,500  
**County:** Other  
**SubArea:** Fishcher  
**Side:** 0

[Pictures](#)

Room Sizes	Bedrooms	Square Feet	Bathrooms
<b>Living:</b> 6 x 6 M	<b>Beds:</b> 2	<b>Total SqFt:</b> 685	<b>Baths:</b> 1
<b>Dining:</b>	<b>MBR:</b> 10 x 10 M	<b>Finished SqFt:</b> 685	<b>Upper:</b> 0 N
<b>Kitchen:</b> 8 x 6 M	<b>2BR:</b> 8 x 8 M	<b>Above Grade SqFt:</b>	<b>Main:</b> 1 F
<b>Family:</b>	<b>3BR:</b>	<b>Upper:</b> 0	<b>Lower:</b> 0 N
<b>Patio/Deck:</b> x	<b>4BR:</b>	<b>Main:</b> 685	<b>Basement:</b> 0 N
<b>Other 1:</b> x	<b>5BR:</b>	<b>Lower:</b> 0	<b>5pc:</b> 0
<b>Other 2:</b> x		<b>% Lower Finished:</b> 0	<b>Full:</b> 1
<b>Other 3:</b> x		<b>Basement:</b>	<b>3/4:</b> 0
<b>Office:</b>		<b>% Basement Finished:</b>	<b>Half:</b> 0
		<b>SqFt Source:</b> Appraisal	<b>Rough In:</b>
<b>Year Built:</b> 1950			

**Other Rooms Descriptions:**

**Other Room 1 Description:**  
**Other Room 2 Description:**  
**Other Room 3 Description:**

**Garage Type:** None **Construction Status:** Existing Home **Floor Plan:** Ranch **Bsmt/Foundation:** Crawl Space **Structure:** Wood Frame  
**Fireplace:** None **Heat/Air:** Forced Air **Laundry Facilities:** Main  
**Acres:** 0.09 **Lot SqFt:** 4050 **Lot Description:** Level **Existing Utility:** Cable, Electricity, Natural Gas, Telephone **Existing Water:** Municipal **Sanitation:** Sewer **Existing Well Permit:** N

**Exterior Amenities:**

**Interior Amenities:**

**Lot Information:**

**Property Description:**

**Offers/Financials:**

**Dues Frequency:** Not Applicable **Covenants:** N **Occupied:** None  
**Terms Offered:** Cash, Conventional, Owner Carry **Possession Terms:** Negotiable/TBD **Earnest Money:** \$ 1,000 **Earnest Holder:** Title Company **Assumable Loan:** N **Equity:** \$ 46,500 **Tax:** \$ 114 **Tax Year:** 2007 **Mandatory Disclosures:** Agent/Owner

**Exclusions:**

**Extras:**

**Property Description Remarks:**

New roof, but needs renovation. Owner will or Handy man special!

**FloorBook Remarks:**

**Property Desc Supplemental Remarks**

**Directions/Cross Streets:**

Cross street Spruce St.

<b>Office ID#:</b> 00001110	Midland Junction Realty Corp.	(719)687-9215	<b>Fax:</b> (719)687-9317
<b>Salesman ID#:</b> 012608	Edward A. Beaumont, Jr.	(719)687-9215	<b>Add'l Ph:</b> (719)332-7421
<b>Salesman Email:</b>	ed@coloradolandfinancing.com	<b>Co-List Email:</b>	
<b>Salesman Fax:</b>	(719)687-9317	<b>Co-List Fax:</b>	
<b>Co-List ID#:</b>			<b>Add'l Ph:</b>
<b>TB:</b> %,3	<b>BA:</b> %,3	<b>TA:</b> ERS	<b>Range:</b>
<b>Key:</b> Other Box	<b>Photo:</b> Realtor Submitted	<b>SL:</b> FS	<b>Elect Ad:</b> A
<b>Appt Cont:</b> Ed Beaumont 719-687-9215	<b>Incentives:</b>	<b>Var:</b> N	
<b>Show Inst:</b> See Show Agent Remarks			
<b>Show/Agent Remarks:</b> Lockbox on site. Call lister for showing 719-687-9215			

**Sold Information:**

**Sold Broker:**

**Sold Salesman:**

**Sold Price: \$**

**Orig LP: \$ 46,500**

**Sold Date :**

**Off Mkt Date:**

**Sold Terms:**

**Contingent Date:**

**Fax:**

**Add'l Ph:**

**DOM: 0**

**CDOM: 0**

**Sold Concessions:**

**Quality of Below Grade Interior Finish:**

**Sold Remarks:**

**Personal Property Included:**

**MLS#: 533580**

Information herein deemed reliable but not guaranteed.

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