

**514 Crystal Hills Blvd.
Manitou Springs, CO**



Price - \$849,000 • Sq ft - 3,296 • Price/sq ft - \$258 • Land - 9,148 sq ft (0.21 Acres)

Facts and Description

- Built in 1987 and no HOA
- 4 split-levels
- 5 bedrooms
- 4 bathrooms and entry level powder room
- Paved city-maintained street with curb, gutter, and sidewalk
- Two-car garage with additional concrete parking area next to garage
- New 2024 asphalt shingled roof and gutters
- Natural gas forced-air furnace, gas water heater, and central air conditioning
- High efficiency attic exhaust fan and additional ventilation fans
- Ash hardwood floors on upper two levels
- Modern commercial grade laminate kitchen cabinetry with granite counter tops
- Woodburning fireplace in living room with custom granite hearth and mantel
- Woodburning stove in basement with both new chimney caps installed 2024
- New radon mitigation system installed 2025
- Finished basement with matching bar and 8' pool table included
- Expansive two-level deck in backyard with pergola
- Nicely landscaped yard with sprinkler and drip system in the yard and on the deck
- Backyard fully fenced with attractive no-maintenance black metal fencing
- Manitou School District and school bus service in front of house on Crystal Hills Blvd.
- Close to open space for hiking and mountain biking at Red Rock Canyon and Intemann trails systems.
- Manitou Springs Police and Fire Department coverage. Close to Manitou community swimming pool.



For Sale by Owners

Gene McHugh & Mary Purinsh McHugh (Owners since 1989)

Gene's Cell Phone: 719-571-0652

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