

# Warm & Stylish Custom Rancher!

WELCOME TO LONGVIEW ESTATES:  
17175 PONY POND DRIVE  
COLORADO SPRINGS, CO 80908  
MLS# 498147



Perfect in every way! Many special touches add warmth and style to this custom built walkout ranch-style home. Built by, Custom Country Homes, this home was voted the "Peoples' Choice Award" during the 2004 Parade of Homes! Located on 5.46 acre, the home offers 4,450+ square feet with 4 beds, 3.5 baths, 3 car garage and so much more! There is over 2,200 square feet just on the main level! Easy commute North to Denver or South to downtown Colorado Springs! D-38 Schools. This is Colorado living at its finest ... see for yourself! Call us today!

*A Superb Value at:*  
**\$599,900**



For more information or a private tour call  
**ROBERTA STEIN**, ABR, CRS, GRI, QSC  
**339-9995 OR 268-4157**  
Take An Inside Visual Tour @  
[www.steinteam.com](http://www.steinteam.com)



1740 Chapel Hills Drive; Colorado Springs, CO 80920  
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is from sources we believe reliable.



Open & Spacious Foyer: A wonderful inviting entry with room to mingle. Handy coat closet is available and don't miss the custom-made front door! True hickory-wood flooring travels from the entry onto the great room and kitchen. You can showcase your favorite items on the display ledges!



Lots of Windows in Great Room: Fabulous Great Room has a wall of floor to ceiling windows to take in Colorado and the views. The wood floors add loads of charm to your favorite gathering space with built-ins, fireplace, T.V. niche, ceiling fan and wonderful open arches to the adjoining rooms.



Gourmet Island Kitchen: Welcoming, sunny and bright! The chef of the house will never be left out with this centrally located kitchen. Highlights include a large island with storage, pantry, stainless steel appliances, hickory cabinets and designer knobs, recessed lighting, tile back splash, and breakfast bar with pass thru!



Bayed Dining Area: Host family meals together right here in this delightful bayed dining area with views to the west and Pikes Peak! There is a custom tile inset which is sure to add ambiance to your dining furniture and decor. This special home offers two furnaces (one with central air), two fireplaces, and two wonderful outdoor entertainment spots!



Master Suite: Retreat to your generous master suite after a long day's work. It has a private walkout to your covered deck, walk-in closet, and an adjoining luxurious 5-piece bath.. There is a Double Master with another bedroom with private bath included on the opposite side of the main level.



Lavish Five-Piece Master Bath: Custom tile flooring with private door to commode and free-standing shower area with custom tile and accents. Enjoy upgraded faucets, sinks and fixtures! Retreat to your soaking tub and relax your troubles away! Now, this is truly a one-of-a-kind home!