



1207 Manitou Avenue
Manitou Springs, CO 80829
COMMUNITY: Howells Subdivision

MLS # 9547342
PRICE \$700,000



Single Family



2838 SQFT



3 Beds



4 Baths



0.19 Acre

PROPERTY DETAILS

Experience the best of both worlds—modern comfort in a historic setting—at this well-maintained, pre-inspected, and beautifully designed home on the desirable west end of Manitou Springs. Enjoy three off-street parking spaces (including one covered behind a secure electric gate) and a location that's just steps from hiking trailheads, parks, and downtown shops and restaurants. With easy access to Highway 24, weekend mountain getaways are a breeze. The home's versatile layout offers endless possibilities—ideal for multi-generational living, income potential, or simply space for hobbies. The main level features a newly renovated kitchen with a large island, skylight, and open dining and living areas that flow onto a front deck overlooking Manitou Avenue. Also on this level are the primary suite, a secondary bath, and convenient main-level laundry. Upstairs, you'll find a flex space perfect for an office, studio, or additional living area, with plumbing in place for a future full bath. Step out to a spacious Tigerwood deck complete with a wired gazebo, perfect for relaxing or hosting dinner parties under the stars. The lower level offers a private entrance, separate driveway, kitchenette with large pantry, comfortable living area, secondary laundry, and two ensuite bedrooms, each with large closets. A stairwell connects to the main level kitchen, easily closed off for privacy when desired. Outside, enjoy professional landscaping, carefully selected trees, and a fully fenced yard that blends



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seamlessly with the surrounding natural beauty. This thoughtfully designed home offers the rare opportunity to own a newer build in one of Manitou's most historic neighborhoods—modern living with a mountain-town soul.



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