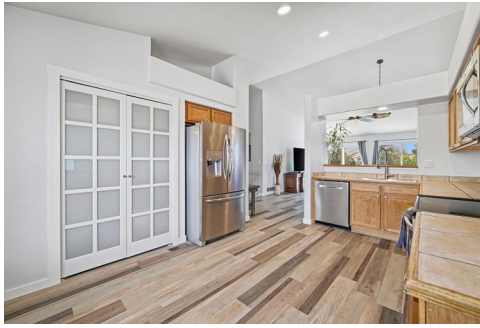




6541 Whistle Bay Drive  
 Colorado Springs, CO 80923  
 COMMUNITY: Newport Heights West

PRICE \$565,000




 Single Family

 2620 SQFT

 4 Beds

 3 Baths

 3 Car

 0.29 Acre

## PROPERTY DETAILS

This updated ranch with a walkout basement is move-in ready and features numerous upgrades. Set on an oversized, fully fenced lot with Pikes Peak views, it blends modern comfort and outdoor living in a sought-after Colorado Springs community. The freshly painted exterior and new roof highlight the home's excellent condition. Energy-efficient garage doors enhance curb appeal. Inside, enjoy fresh paint, stylish LVP flooring, and updated windows that improve your daily living experience. The luxurious primary bath boasts new tile and lighting. A 1-year-old water heater and a Blink security system with 7 cameras add convenience. The expansive backyard, perfect for entertaining, features a refinished deck and fire pit. Located near schools, parks, and shopping, this home is a must-see!



**Lance Thibault**  
 719-331-1067  
 lance.thibault@remax.net  
 https://talk2tbo.com



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# 6541 Whistle Bay Drive, Colorado Springs, CO 80923 – All Levels



**TOTAL: 2405 sq. ft**  
Basement: 1154 sq. ft, 1st floor: 1251 sq. ft  
EXCLUDED AREAS: UTILITY: 80 sq. ft, PATIO: 185 sq. ft, COVERED PATIO: 310 sq. ft,  
GARAGE: 546 sq. ft, PORCH: 235 sq. ft, DECK: 304 sq. ft,  
WALLS: 199 sq. ft

Floor Plan Created By V1photos.com. Measurements Deamed Highly Reliable But Not Guaranteed.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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# 6541 Whistle Bay Drive, Colorado Springs, CO 80923 – Main Level



**TOTAL: 2405 sq. ft**  
Basement: 1154 sq. ft, 1st floor: 1251 sq. ft  
EXCLUDED AREAS: UTILITY: 80 sq. ft, PATIO: 185 sq. ft, COVERED PATIO: 310 sq. ft,  
GARAGE: 546 sq. ft, PORCH: 235 sq. ft, DECK: 304 sq. ft,  
WALLS: 199 sq. ft

Floor Plan Created By V1photos.com. Measurements Deamed Highly Reliable But Not Guaranteed.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



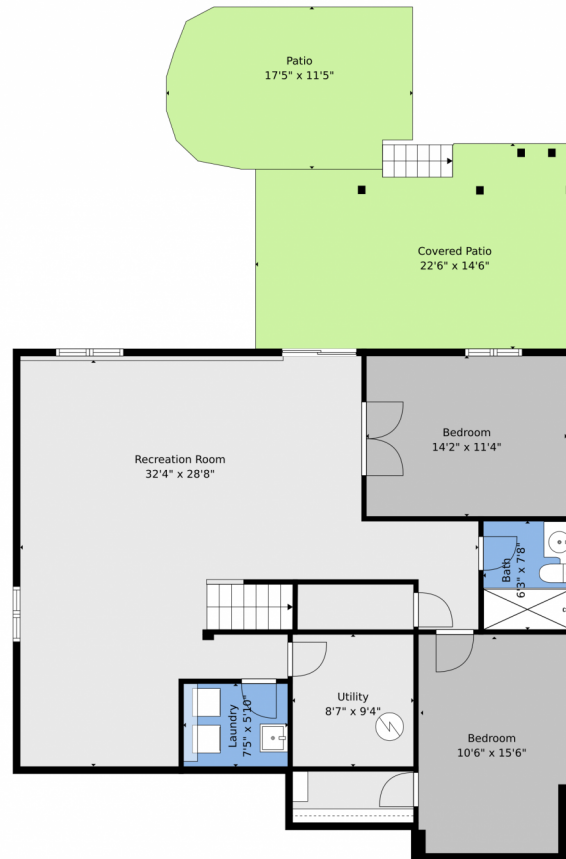
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# 6541 Whistle Bay Drive, Colorado Springs, CO 80923 – Lower Level



**TOTAL: 2405 sq. ft**  
Basement: 1154 sq. ft, 1st floor: 1251 sq. ft  
EXCLUDED AREAS: UTILITY: 80 sq. ft, PATIO: 185 sq. ft, COVERED PATIO: 310 sq. ft,  
GARAGE: 546 sq. ft, PORCH: 235 sq. ft, DECK: 304 sq. ft,  
WALLS: 199 sq. ft

Floor Plan Created By V1photos.com. Measurements Deamed Highly Reliable But Not Guaranteed.



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