

Property Fact Sheet

07/17/2009 12:13 PM



Address: **1197 G&H&J Perry Drive**
Pagosa Springs, CO 81147

Address 2:

Price: **\$875,000**MLS #: **629128**Status: **Active**Area: **PS06 (Pagosa North)**Bdrms: **5**Baths: **4.00**

In the Piedra Valley, at the end of a treelined road, sits a very special 40 acres that is part of a 160 acre National Forest in-holding (forest surrounds all 4 sides). The property has a lovely mountain cabin as the main residence, as well as a 1,150 sq' guest/caretaker log cabin and 3,000 sq' equipment barn with 2 horse stalls. The pond is filled by Martinez Creek and thousands of acres of forest is your playground. Ag status is enjoyed with a long running cattle grazing lease. No covenants.

Directions: Piedra Road north, right on Jack's Pasture, stay left at dead end, curve right, at the end of Perry Drive.

Residence Information

Type	Stick Built	Master Bedroom Dimensions	12X17
Year Built	1984	Living Room Dimensions	19X26
Dining Room	No	Bedroom #2 Dimensions	13X14
Family Room	Yes	Dining Room Dimensions	
Horse Setup	Yes	Bedroom #3 Dimensions	12X14
Irrigation Water	Yes	Family Room Dimensions	19X21
Water Front	Yes	Bedroom #4 Dimensions	19X21
Real Estate Included	Yes	Kitchen Dimensions	12X21
Garage Type	Attached Garage	Office/Den Dimensions	
Garage Capacity	2	Laundry/Util Dimensions	6X9

INTERIOR INCL	Fireplace Wood, Carpets, Window Coverings, Ceiling Fan(s), W/D Hookup, Skylight(s), Wet Bar, Vaulted Ceiling, Guest Quarters, Pantry, Walk In Closet, Hot Tub
EXTERIOR INCL	Satellite Dish, Workshop, Shed/Storage, Landscaped, Horses Allowed, Irrigation Water, Fence, Deck, Hot Tub, Barn, Pond, Creek, Seasonal Stream

Square Footage Info

Main SF	
Upper SF	
Lower SF	
Bsmt SF	
Finished Bsmt SF	
Apx. Total SF	2474

Amenities

TYPE/STYLE	Raised Ranch, Cabin
STORIES	Two Story, Loft
CONSTRUCTION/SIDING	Wood Frame
FOUNDATION	Basement-walk out, Basement-partial finish
ROOF	Metal
FLOORING	Wall to Wall Carpet, Tile
HEATING SOURCE	Electric, Propane, Wood
HEATING SYSTEM	Electric Baseboard, Forced Air, Fireplace/Stove
APPLIANCES INCLUDED	Range/Oven, Refrigerator, Dishwasher, Washer, Dryer, Disposal, Microwave
DINING	Living Room Dining
MASTER BR	Upper Level
FIREPLACES	Glass Doors, Living Room

Property Information

Apx. Total Acres	40.00	Total Taxes \$	1704
Apx. Irrig. Acres	2.00	Tax Year	2008
LOT SZ/ACRE	20+	Tax Parcel #	558118200034
Lot Dimension	irregular	Water Supplier	Well
Lot Dim. Source		Sewer Supplier	Lagoon
Elem. School	Pagosa Elementary	RV Parking	
Middle School	Pagosa Middle	Price/SqFt	353.68
High School	Pagosa	Map Horizontal	
Subdv Name	None	Map Vertical	
Subdv #		Irrigation District	None
ZONING	Ag Farm Tract, Residential Single Family	Irrigation Description	None
Zoning	Ag Single Family	Add Living Quarters	Yes
Possession	TBD		
TERMS	Cash, FHA, Conventional, 1031 Exchange		

Legal/Lot Block: **Lengthy**

Property Features

DOM WATER	Well
DOM SEWER	Septic
DISCLOSURE	Pets Allowed
FENCE	Barbed Wire
ST DESC./ACCESS	Private
VIEWES	Mountains, Valley, Water/River, Borders Public Land
SHOWING INSTRUCTIONS	By Appointment, Call Listing Agent, With Lister Present
WATERFRONT	Pond
LOT DESCRIPTION	Borders Public Land, Pasture, Adj to Greenbelt /Open Lnd, Wooded Lot, Cleared, Cul-De-Sac

Listing Office: [Jann C Pitcher Real Estate](#)List Agent: [JoAnn Laird](#)

This information is deemed reliable, but not guaranteed.

Pictures



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