

## Property Fact Sheet

04/23/2009 11:35 AM



Address: **11 Peninsula Place**  
**Pagosa Springs, CO 81147**

Address 2:

Price: **\$450,000**MLS #: **623413**Status: **Active**Area: **PS03 (Pagosa Lakes)**Bdrms: **3**Baths: **2.00**

This custom home was built for energy efficiency and comfort. Expansive views of the north range are enjoyed from the gourmet kitchen, dining area and living area while east range views are appreciated from the Master Suite. Allergy free in-floor heat, 12' thick exterior walls and triple pane Pella windows are just a few of the amenities in this well thought out home. The soft palette colored walls are washed with lighting for displaying artwork and cherry cabinets thruout the home provide enormous storage.

Directions: North on N. Pagosa, right on Northlake, on the right, on the corner of Northlake and Peninsula.

## Residence Information

Type	<b>Stick Built</b>	Master Bedroom Dimensions	<b>13x21</b>
Year Built	<b>2006</b>	Living Room Dimensions	<b>12x26</b>
Dining Room	<b>No</b>	Bedroom #2 Dimensions	<b>13x13</b>
Family Room	<b>No</b>	Dining Room Dimensions	<b>13x15</b>
Horse Setup	<b>No</b>	Bedroom #3 Dimensions	<b>13x13</b>
Irrigation Water	<b>No</b>	Family Room Dimensions	
Water Front	<b>No</b>	Bedroom #4 Dimensions	
Real Estate Included	<b>Yes</b>	Kitchen Dimensions	<b>13x14</b>
Garage Type	<b>Attached Garage</b>	Office/Den Dimensions	
Garage Capacity	<b>2</b>	Laundry/Util Dimensions	<b>7x12</b>

INTERIOR INCL	<b>Carpets, Ceiling Fan(s), Vaulted Ceiling, Granite Counters, Pantry, Walk In Closet</b>
EXTERIOR INCL	<b>Satellite Dish, Workshop, Landscaped, Fence, Patio, Lawn Sprinklers, Garage Door Opener</b>

## Square Footage Info

Main SF	<b>2321</b>
Upper SF	
Lower SF	
Bsmt SF	
Finished Bsmt SF	
Apx. Total SF	<b>2321</b>

## Amenities

TYPE/STYLE	<b>Ranch</b>
STORIES	<b>One Story</b>
CONSTRUCTION/SIDING	<b>Solid Masonry, Brick /Stone Veneer</b>
FOUNDATION	<b>Slab</b>
ROOF	<b>Metal</b>
FLOORING	<b>Wall to Wall Carpet, Tile</b>
HEATING SOURCE	<b>Natural Gas</b>
HEATING SYS	<b>Floor Radiant</b>
APPLIANCES INCLUDED	<b>Range/Oven, Refrigerator, Dishwasher, Washer, Dryer, Disposal, Microwave, Double Oven</b>
DINING	<b>Kitchen Bar, Separate Dining</b>
MASTER BR	<b>Main Level</b>

## Property Information

Apx.Total Acres	<b>0.40</b>	Total Taxes \$	<b>1739</b>
Apx. Irrig. Acres	<b>0.00</b>	Tax Year	<b>2008</b>
LOT SZ/ACRE	<b>Less than 1/2</b>	Tax Parcel #	<b>569917120001</b>
Lot Dimension	<b>.40</b>	Water Supplier	<b>PAWS</b>
Lot Dim. Source	<b>County</b>	Sewer Supplier	<b>PAWS</b>
Elem. School	<b>Pagosa Elementary</b>	RV Parking	
Middle School	<b>Pagosa Middle</b>	Price/Sqft	<b>193.88</b>
High School	<b>Pagosa</b>	Map Horizontal	
Subdv Name	<b>North Village Lake - 03 Cnty Code 00292</b>	Map Vertical	
Subdv #		Irrig. Dist	<b>None</b>
ZONING	<b>Residential Single Family Residential</b>	Irrigation Description	<b>None</b>
Zoning	<b>Residential</b>	Add Living Quarters	<b>No</b>
Possession	<b>TBD</b>		
TERMS	<b>Cash, FHA, Conventional, 1031 Exchange</b>		

Legal/Lot Block: **NVL L 152**

## Property Features

DOM WATER	<b>Central Water</b>
DOM SEWER	<b>Sewer</b>
DISCLOSURE	<b>Deed Restrictions, Covenants, Pets Allowed</b>
ST DESC. /ACCESS	<b>County, Private</b>
VIEWS	<b>Mountains, Water/River</b>
SHOWING	<b>By Appointment, Call Listing Agent, Lock Box</b>
INSTRUCTIONS	<b>Club House, Golf, Pool, Racquet Ball, Tennis Courts, Park</b>
COMMON FACILITIES	<b>Water View</b>
WATERFRONT	<b>No</b>
ADA COMPLIANT	<b>No</b>
LOT DESCRIPTION	<b>Corner, Golf Course Near</b>

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

This information is deemed reliable, but not guaranteed.

Pictures



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