

Property Fact Sheet

07/27/2009 03:43 PM



Address: **1250 S Pagosa Boulevard**
Pagosa Springs, CO 81147

Address 2:

Price: **\$725,000**MLS #: **629882**Status: **Active**Area: **PS03 (Pagosa Lakes)**Bdrms: **6**Baths: **4.50**

Incredible value, 5,600 Sq. Ft. low maintenance, well maintained home on 8 acres in Meadows tucked away for privacy with expansive views. Hand hewn woodwork, granite countertops, abundant storage, 6 BR/4.5 Baths, spacious decks, bonus room with bath over the garage, large family room plus large barn. Colorado Living!

Directions: W. Hwy. 160, S. Pagosa Blvd, house on left.

Residence Information

Type	Stick Built	Master Bedroom Dimensions
Year Built	1995	Living Room Dimensions
Dining Room	Yes	Bedroom #2 Dimensions
Family Room	Yes	Dining Room Dimensions
Horse Setup	Yes	Bedroom #3 Dimensions
Irrigation Water	No	Family Room Dimensions
Water Front	No	Bedroom #4 Dimensions
Real Estate Included	Yes	Kitchen Dimensions
Garage Type	Attached Garage	Office/Den Dimensions
Garage Capacity	2	Laundry/Util Dimensions

INTERIOR INCL **Fireplace Wood, Carpets, Window Coverings, Part Furnished, Ceiling Fan(s), W/D Hookup, Wet Bar, Vaulted Ceiling, Granite Counters, Guest Quarters, Pantry, T&G Ceilings, Walk In Closet, Hot Tub**

EXTERIOR INCL **Shed/Storage, Horses Allowed, Patio, Deck, Corral, Barn**

Square Footage Info

Main SF
 Upper SF
 Lower SF
 Bsmt SF
 Finished Bsmt SF
 Apx. Total SF **5600**

Amenities

STORIES **Three Story**
 CONSTRUCTION **Stucco**
 N/SIDING
 FOUNDATION **Basement-walk out, Basement-finished**
 ROOF **Composition**
 FLOORING **Partial Carpet, Hardwood**
 HEATING **Propane**
 SOURCE
 HEATING SYS **Floor Radiant**
 APPLIANCES **Range Top, Refrigerator, Dishwasher, Disposal, Compactor, Double Oven**
 INCLUDED
 DINING **Island, Breakfast Nook, Separate Dining**
 MASTER BR **Upper Level**
 FIREPLACES **Living Room, Den/Family Room**

Property Information

Apx.Total Acres	8.00	Total Taxes \$	3205.46
Apx. Irrig. Acres	0.00	Tax Year	2008
LOT SZ/ACRE	5-9.99	Tax Parcel #	569929407004
Lot Dimension	8.0	Water Supplier	PAWS
Lot Dim. Source	County	Sewer Supplier	Septic
Elem. School	Pagosa Elementary	RV Parking	
Middle School	Pagosa Middle	Price/SqFt	129.46
High School	Pagosa	Map Horizontal	
Subdv Name	Pagosa Meadows 1 - 03	Map Vertical	
	Cnty Code 00410	Irrigation District	N/A
Subdv #	410	Irrigation Description	N/A
ZONING	Residential Single Family	Addl Living Quarters	No
Zoning	RSF		
Possession			
TERMS	Cash, Conventional, 1031 Exchange		

Legal/Lot Block: **PM L 10**

Property Features

DOM WATER **Tap Installed Paid, Central Water**
 DOM SEWER **Septic**
 DISCLOSURE **Covenants, Pets Allowed**
 FENCE **Partial**
 ST DESC./ACCESS **County, Paved**
 VIEWS **Mountains**
 SHOWING INSTRUC TIONS **Call Listing Office, Lock Box**

Listing Office: [Galles Properties](#)

List Agent: [Lindy Moore](#)

This information is deemed reliable, but not guaranteed.

Pictures



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