

### Property Fact Sheet

11/25/2008 03:22 PM



Address: **2300 Hidden Valley Drive**  
**Pagosa Springs, CO 81147**

Address 2:

Price: **\$1,200,000**

MLS #: [615575](#)

Status: **Active**

Area: **PS06 (Pagosa North)**

Apx. Total Acres: **41.56**

Apx. Irrig. Acres: **0.00**

This exclusive lake front parcel is one of if not the best luxury home site in Archuleta County. It offers magnificent views to the North and East mountain ranges, along with potential for southern exposure. Enjoy the privacy and security of this high end gated property. This 41 acre lake front parcel also offers separate buildable area for horses. This community has trails, private fishing, private water system and is just minutes from downtown Pagosa Springs.

Directions: County Road 400 (Fourmile Road) approx 5 miles to the entrance, private access, needs to be accompanied by listing agent.

<u>Location and Utilities</u>				<u>Features</u>	
Board Name	<b>Pagosa Springs</b>	Sewer H/U Avail	<b>No</b>	LOT SIZE /ACREAGE	<b>21-50 Acres</b>
County	<b>Archuleta</b>	Sewer/Septic In	<b>No</b>	ZONING	<b>Residential Single Family</b>
Subdv #		Sewer Paid	<b>No</b>	LAND USE	<b>Mountain Recreation, Platted Subdivision</b>
Subdv Name	<b>Hidden Valley Ranch - 06 Cnty Code 00146</b>	Water Tap Avail	<b>Yes</b>	PROPERTY TYPE	<b>Residential/Single</b>
Elevation		Water Tap Installed	<b>No</b>	LOT DESCRIPTION	<b>Wooded</b>
Water Supplier	<b>Community</b>	Water Tap Paid	<b>No</b>	UTILITIES	<b>Electric Near, Phone Near, Propane</b>
Total # Water Taps		Water Rights	<b>No</b>	DOM WATER	<b>Other</b>
Total # Sewer Taps		Mineral Rights	<b>No</b>	DOM SEWER	<b>Engineered Septic Req'd</b>
Electric Supplier	<b>LPEA</b>	Modular or Mobile Allowed	<b>No</b>	STREET DESC. /ACCESS	<b>Gravel</b>
				TOPOGRAPHY	<b>Level, Sloped</b>
				WATERFRONT	<b>Lake, Water View, Water Front</b>
				<u>Acreage Info</u>	
				Price/Acres #	<b>\$28,873.92</b>
				Apx. Irrig. Acres	<b>0.00</b>
				Apx. Total Acres	<b>41.56</b>

<u>Property Information</u>				<u>Additional Features</u>	
Elem. School	<b>Pagosa Elementary</b>	Total Taxes \$	<b>23.30</b>	DISCLOSURES	<b>Covenants</b>
Middle School	<b>Pagosa Middle</b>	Tax Year	<b>2007</b>	TERMS	<b>Cash, Conventional, 1031 Exchange</b>
High School	<b>Pagosa</b>	Tax Schedule #	<b>558134104014</b>	AVAILABLE FOR AUCTION	<b>No</b>
Fronts		Price/Sqft	<b>0.66</b>	VIEWES	<b>MOUNTAINS, WATER /RIVER</b>
Lot Dimension	<b>41.56</b>	Price/Acre	<b>28873.92</b>		
Lot Dim. Source	<b>County</b>	Map Horizontal			
# shares	<b>0</b>	Map Vertical			
LegLot Blockal/: <b>Hidden Valley Ranch Lot 14</b>					

Pictures



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