

## Property Fact Sheet

04/05/2009 03:46 PM



Address: **285 Peterson Ridge Court**  
**Pagosa, CO 81147**

Address 2:

Price: **\$1,199,000**MLS #: **622671**Status: **Active**Area: **PS05 (Pagosa West)**Bdrms: **3**Baths: **2.50**

Directions: Hyway 160 to Ironwood Drive (BigGate with Elk On It) Go in Ironwood approx. 2 miles right on Back Country Drive then right on Peterson Ridge, 1st house on right.

## Residence Information

Type	<b>Stick Built</b>	Master Bedroom Dimensions	<b>15x16</b>
Year Built	<b>2005</b>	Living Room Dimensions	<b>22x22</b>
Dining Room	<b>Yes</b>	Bedroom #2 Dimensions	<b>15x15</b>
Family Room	<b>No</b>	Dining Room Dimensions	<b>12x15</b>
Horse Setup	<b>Yes</b>	Bedroom #3 Dimensions	<b>15x32</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>12x15</b>
Garage Type	<b>Attached Garage</b>	Office/Den Dimensions	
Garage Capacity	<b>4</b>	Laundry/Util Dimensions	<b>7'8"x11</b>

INTERIOR INCL **Fireplace Wood, Window Coverings, W/D Hookup, Vaulted Ceiling, Granite Counters, T&G Ceilings, Walk In Closet, Hot Tub**

EXTERIOR INCL **Barn**

## Square Footage Info

Main SF  
 Upper SF  
 Lower SF  
 Bsmt SF **926**  
 Finished Bsmt SF  
 Apx. Total SF **3043**

## Amenities

TYPE/STYLE **Log**  
 STORIES **Three Story**  
 ROOF **Metal**  
 FLOORING **Wall to Wall Carpet, Hardwood, Tile**  
 HEATING **Propane, Wood**  
 SOURCE  
 APPLIANCES INCLUDED **Range/Oven, Refrigerator, Dishwasher, Washer, Dryer, Disposal, Microwave**  
 DINING **Kitchen Bar, Separate Dining**  
 MASTER BR FIREPLACES **Main Level Bedroom, Living Room**

## Property Information

Apx. Total Acres	<b>38.52</b>	Total Taxes \$	<b>1662.26</b>
Apx. Irrig. Acres	<b>0.00</b>	Tax Year	<b>2007</b>
Lot Dimension	<b>38.52</b>	Tax Parcel #	<b>569523410008</b>
Lot Dim. Source	<b>County</b>	Water Supplier	<b>PAWS</b>
Elem. School	<b>Pagosa Elementary</b>	Sewer Supplier	<b>Septic</b>
Middle School	<b>Pagosa Middle</b>	RV Parking	<b>No</b>
High School	<b>Pagosa</b>	Price/Sqft	<b>394.02</b>
Subdv Name	<b>Elk Park Ranch 1 - 05 Cnty Code 00129</b>	Map Horizontal	
Subdv #		Map Vertical	
ZONING	<b>Residential Single Family Residential</b>	Irrig. Dist	<b>0</b>
Zoning		Irrigation Description	<b>0</b>
Possession		Add Living Quarters	<b>No</b>
TERMS	<b>Cash, Conventional, 1031 Exchange</b>		

Legal/Lot Block: **EPR 1 Lot 8**

## Property Features

DOM WATER **City Water**  
 DOM SEWER **Engineered Septic**  
 DISCLOSURE **Covenants**  
 VIEWS **Mountains, Valley**  
 SHOWING **Call Listing Office**  
 INSTRUCTIONS  
 LOT DESCRIPTION **Wooded Lot**