

Property Fact Sheet

05/16/2009 05:30 PM



Address: **303 Butte Drive**
Pagosa Springs, CO 81147

Address 2:

Price: **\$579,000**MLS #: **623579**Status: **Active**Area: **PS03 (Pagosa Lakes)**Bdrms: **4**Baths: **3.50**

Glorious waterfront location on Lake Pagosa. This warm and wonderful low maintenance home has many amenities. The main house is 3 br/2.5b with double doors dividing it from the attached cottage providing a full kitchen, living area, large bedroom and bath. Enjoy all 4 bedrooms and 3.5 baths or give your guest their own privacy. This also provides incredible short or long term rental potential. Tremendous back deck (all trex decking) overlooking the lake with a private boat dock.

Directions: North on CR 600 (Piedra Rd.) Left on Aspenglow, Left on Butte stay left and follow Butte to end of Cul-de-sac home is on the right.

Residence Information

Type	Stick Built	Master Bedroom Dimensions
Year Built	1998	Living Room Dimensions
Dining Room	Yes	Bedroom #2 Dimensions
Family Room	No	Dining Room Dimensions
Horse Setup	No	Bedroom #3 Dimensions
Irrigation Water	No	Family Room Dimensions
Water Front	Yes	Bedroom #4 Dimensions
Real Estate Included	Yes	Kitchen Dimensions
Garage Type	Attached Garage	Office/Den Dimensions
Garage Capacity	3	Laundry/Util Dimensions

INTERIOR INCL	Fireplace Gas, Window Coverings, Ceiling Fan(s), W/D Hookup, Skylight(s), Vaulted Ceiling, Guest Quarters, Pantry, Walk In Closet
EXTERIOR INCL	Shed/Storage, Landscaped, Maintenance Free, Deck

Square Footage Info	
Main SF	1306
Upper SF	1414
Lower SF	
Bsmt SF	
Finished Bsmt SF	
Apx. Total SF	2720

Amenities

STORIES	Two Story
CONSTRUCTI ON/SIDING	Vinyl, Stone
FOUNDATION	Slab
ROOF	Composition
FLOORING	Partial Carpet, Hardwood, Tile
HEATING SOURCE	Natural Gas
HEATING SYS	Hot Water Baseboard, Floor Radiant
APPLIANCES INCLUDED	Range/Oven, Refrigerator, Dishwasher, Washer, Dryer, Disposal, Microwave, Exhaust Fan
DINING MASTER BR	Kitchen Bar, Kitchen/Dining Upper Level
FIREPLACES	Blowers, Gas Logs, Glass Doors, Angle nook, Living Room

Property Information

Apx.Total Acres	0.22	Total Taxes \$	2092.12
Apx. Irrig. Acres	0.00	Tax Year	2008
LOT SZ/ACRE	Less than 1/2	Tax Parcel #	569908418009
Lot Dimension	.22	Water Supplier	PAWS
Lot Dim. Source	County	Sewer Supplier	PAWS
Elem. School	Pagosa Elementary	RV Parking	
Middle School	Pagosa Middle	Price/Sqft	212.87
High School	Pagosa	Map Horizontal	
Subdv Name	Lake Pagosa Park - 03	Map Vertical	
	Cnty Code 00290	Irrig. Dist	N/A
Subdv #	00290	Irrigation Description	N/A
ZONING	Residential Single Family	Add Living Quarters	Yes
Zoning	RSF		
Possession TERMS	Cash, Conventional, 1031 Exchange		

Legal/Lot Block: **LAKE PAGOSA PARK BLK 1 LOT 31**

Property Features

DOM WATER	Central Water
DOM SEWER	Sewer Installed
DISCLOSURE	Covenants, Pets Allowed
ST DESC./ACCESS VIEWS	Paved, Cul-de-Sac Water/River
SHOWING INSTRUCTIONS	Notice Required, Call Listing Office, Lock Box
HOA INCL COMMON FACILITIES	Other Club House
WATERFRONT	Lake, Water View, Water Front
LOT DESCRIPTION	Cul-De-Sac

Pictures



**303 Butte Drive
Pagosa Springs, CO 81147**

Listing Office: [Galles Properties](#)

List Agent: [Lindy Moore](#)

This information is deemed reliable, but not guaranteed.