

**ALL FIELDS CUSTOMIZABLE**



<b>MLS #</b>	600062	<b>Addl Living Quarters</b>	No
<b>Status</b>	Active	<b>RV Parking</b>	No
<b>Type</b>	Condo\Townhouse	<b>Dining Room</b>	Yes
<b>Address</b>	42 Holly Tree Circle Unit 3-A	<b>Family Room</b>	Yes
<b>Address 2</b>		<b>Horse Setup</b>	No
<b>City</b>	Pagosa Springs	<b>Irrigation Water</b>	No
<b>State</b>	CO	<b>Water Front</b>	No
<b>Zip</b>	81147	<b>Real Estate Included</b>	Yes
<b>Area</b>	PS03 (Pagosa Lakes)	<b>Great Room</b>	NO
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$385,000		
<b>Sale/Rent</b>	For Sale		

**GENERAL**

<b>Zoning</b>	Multi	<b>Map Horizontal Subdv #</b>	
<b>Map Vertical Subdv Name</b>	Co Wedgewood Villas - 03 Cnty Code 00918	<b>County</b>	Archuleta
<b>Elem. School</b>	Pagosa Elementary	<b>Middle School</b>	Pagosa Middle
<b>High School</b>	Pagosa	<b>Fronts</b>	
<b>Lot Dimension</b>	.26	<b>Lot Dim. Source</b>	
<b>Apx.Total Acres</b>	0.26	<b>Apx. Irrig. Acres</b>	0.00
<b>Irrig. Dist</b>	0	<b>Irrigation Description</b>	0
<b>Legal/Lot Block</b>	Wedgewood townhouses Unit 3-A	<b>Main SF</b>	
<b>Upper SF</b>		<b>Lower SF</b>	
<b>Bsmt SF</b>		<b>Finished Bsmt SF</b>	
<b>Apx. Total SF</b>	2220	<b>Year Built</b>	2003
<b>Bedrooms</b>	3	<b>Baths</b>	3.00
<b>Bathrooms Descr</b>		<b># of Phone Lines</b>	
<b>Internet Service</b>		<b>Garage Capacity</b>	2
<b>Garage Type</b>	Attached Garage	<b>Water Supplier</b>	Paws
<b>Sewer Supplier</b>	Paws	<b>Gas Supplier</b>	Kinder Morgan
<b>Electric Supplier</b>	Lpea	<b>Homeowners Assoc</b>	Wedgewood
<b>HOA Dues</b>	225.00	<b>HOA Dues Frequency</b>	Monthly
<b>Energy Rating</b>		<b>Directions</b>	Park Avenue to Holly Tree Circle, Left before fork
<b>Price/Apx.Total</b>	\$173.42		

**FINANCIAL**

<b>Special Assessment Y/N</b>	No	<b>Tax Year</b>	2007
<b>Tax Sched/Parcel #</b>	569917440005	<b>EM Deposit \$ Possession</b>	5%
<b>EM Holder</b>	CLT		
<b>Title Company</b>	CLT		

**REMARKS**

Spacious townhome villas built by a local reputable builder include endless features. Granite counters, gas fireplaces in Master bedroom and the Grand room Amish handcrafted exposed timber framing, cabinetry and trim. Are display lighting as well as indirect lighting inside and detailed outside lighting. Air conditioning, over sized whirlpool tub, wood floors and tile floors in bath, heated 2 car garage and hepa filter system are just some of the amenities. Come see this one of a kind villa/

**ADDITIONAL PICTURES**

