

## ALL FIELDS CUSTOMIZABLE



<b>MLS #</b>	609982	<b>Addl Living Quarters</b>	No
<b>Status</b>	Active	<b>RV Parking</b>	
<b>Type</b>	Stick Built	<b>Dining Room</b>	No
<b>Address</b>	492 S Rockcliff Circle	<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>	PS10 (Pagosa South)	<b>Great Room</b>	NO
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$388,888		
<b>Sale/Rent</b>	For Sale		

## GENERAL

<b>Zoning</b>	Residential	<b>Map Horizontal Subdv #</b>	
<b>Map Vertical Subdv Name</b>	Pinon Hills Ranch 1 & 2 Cnty Code 00430	<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>	35 acres	<b>Lot Dim. Source</b>	
<b>Apx.Total Acres</b>	35.00	<b>Apx. Irrig. Acres</b>	0.00
<b>Irrig. Dist</b>	none	<b>Irrigation Description</b>	none
<b>Legal/Lot Block</b>	Pinon Hills Ranch Phase 1, Lot 19	<b>Main SF</b>	1850
<b>Upper SF</b>		<b>Lower SF</b>	
<b>Bsmt SF</b>		<b>Finished Bsmt SF</b>	
<b>Apx. Total SF</b>	1850	<b>Year Built</b>	2006
<b>Bedrooms</b>	2	<b>Baths</b>	2.50
<b>Bathrooms Descr</b>		<b># of Phone Lines</b>	
<b>Internet Service</b>		<b>Garage Capacity</b>	0
<b>Garage Type</b>	None	<b>Water Supplier</b>	none
<b>Sewer Supplier</b>	septic	<b>Gas Supplier</b>	Propane
<b>Electric Supplier</b>	LEPA	<b>Homeowners Assoc</b>	yes
<b>HOA Dues</b>	400.00	<b>HOA Dues Frequency</b>	Annually
<b>Energy Rating</b>		<b>Directions</b>	South on 8th Street off of Hwy 160, Rt., on Trujillo Rd (CR 500), approx. 13 miles to San Juan Bridge. Left past Bridge. One mile past gate. Home on left side of Rockcliff.
<b>Price/Apx.Total</b>	\$210.21		

## FINANCIAL

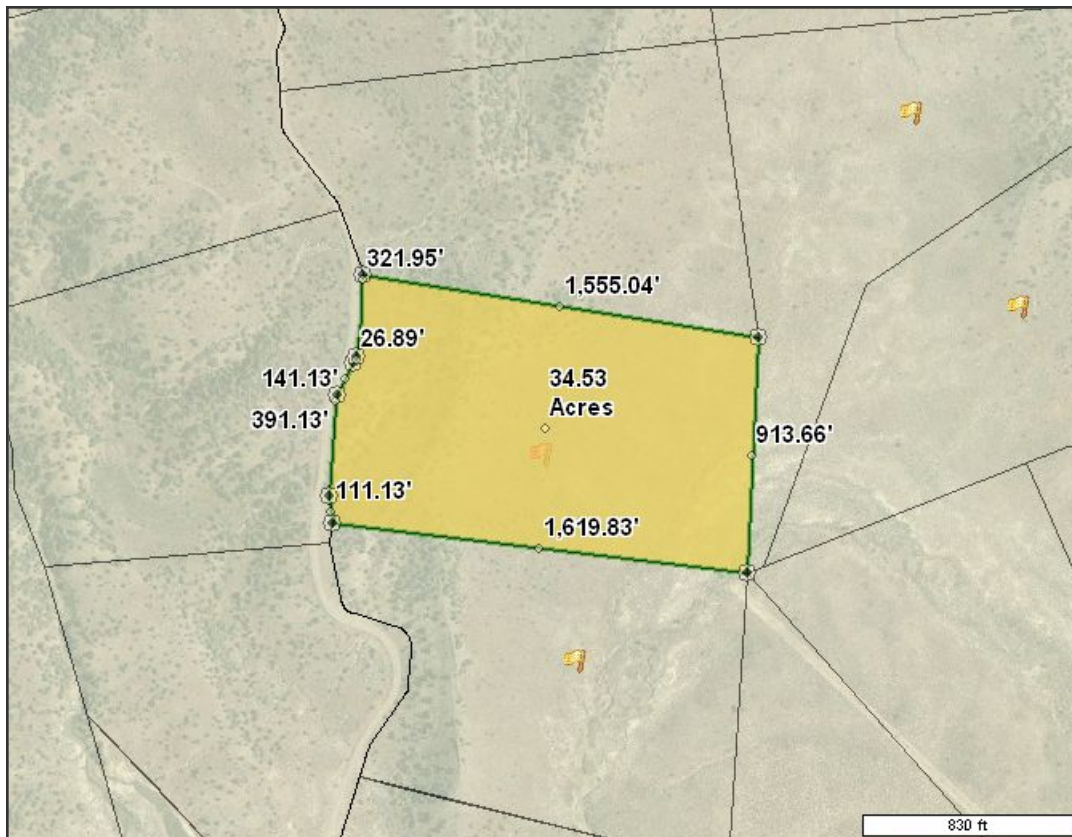
<b>Special Assessment Y/N</b>	No	<b>Tax Year</b>	2007
<b>Tax Sched/Parcel #</b>	596514423019	<b>EM Deposit \$</b>	10,000
<b>EM Holder</b>	CLT	<b>Possession</b>	close of escrow
<b>Title Company</b>	Colorado Land Title		

## REMARKS

Fine custom home by Whispering Pines, Co., with all of the features you would expect in "Custom Home" construction. Spectacular views of San Juan Mountain Range, Montezuma Mesa and surrounding valleys from this hilltop setting. The gated community of Pinon Hills Ranch offers private access to the San Juan River and San Juan National Forest as well as bubbling natural springs in a private park like setting. The property owners enjoy access to a private community water system charged by an Artesian Well.

**ADDITIONAL PICTURES**





## S ROCKCLIFF CIR 492 \$388888



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Parcel: 596514423019  
Bedrooms: 2  
Baths: 2.5  
Approx Sq.Ft.: 1850  
Year Built: 2006  
Garage Capacity: 0  
MLS: 609982  
Class: RESIDENTIAL  
Type: Stick Built  
Area: PS10 (Pagosa South)  
Status: Active  
Zoning: Residential  
apxTotalAcres: 35  
ListingOffice: Home and Ranch Real Estate

Directions:  
South on 8th Street off of Hwy 160, Rt., on Trujillo Rd (CR 500), approx. 13 miles to San Juan Bridge. Left past Bridge. One mile past gate. Home on left side of Rockcliff.