

## Property Fact Sheet

06/17/2009 11:42 AM



Address: **65 Granada Drive**  
**Pagosa Springs, CO 81147**

Address 2:

Price: **\$459,000**MLS #: **626001**Status: **Active**Area: **PS03 (Pagosa Lakes)**Bdrms: **5**Baths: **3.50**

Large newer home in TwinCreek Village. This home can handle a big family or group. It is located on the middle of two very nice lots with great southern views. It has been a tried and tested Short term rental and can continue to be that if desired. Lots of decks, trees, windows--enhance this peaceful setting. Hottub on lower deck, solid granite in kitchen, wine cellar, two fireplaces, the list goes on...

Directions: Hwy. 160 to Piedra Rd, North on Piedra to Mission, left on Mission, then the first right onto Granada. Home is on the left.

## Residence Information

Type	<b>Stick Built</b>	Master Bedroom Dimensions
Year Built	<b>2000</b>	Living Room Dimensions
Dining Room	<b>Yes</b>	Bedroom #2 Dimensions
Family Room	<b>Yes</b>	Dining Room Dimensions
Horse Setup	<b>No</b>	Bedroom #3 Dimensions
Irrigation Water	<b>No</b>	Family Room Dimensions
Water Front	<b>No</b>	Bedroom #4 Dimensions
Real Estate Included	<b>Yes</b>	Kitchen Dimensions
Garage Type	<b>Attached Garage</b>	Office/Den Dimensions
Garage Capacity	<b>2</b>	Laundry/Util Dimensions

INTERIOR INCL	<b>Wood Stove, Cathedral Ceiling, Ceiling Fan(s), W/D Hookup, T&amp;G Ceilings, Walk In Closet</b>
EXTERIOR INCL	<b>Landscaped, Deck, Hot Tub, Garage Door Opener</b>

## Square Footage Info

Main SF	
Upper SF	
Lower SF	
Bsmt SF	
Finished Bsmt SF	
Apx. Total SF	<b>3750</b>

## Amenities

TYPE/STYLE	<b>Bi Level</b>
STORIES	<b>1.5 Story</b>
CONSTRUCTION /SIDING	<b>Stucco, Wood Frame</b>
ROOF	<b>Metal</b>
FLOORING	<b>Partial Carpet, Tile</b>
HEATING SOURCE	<b>Propane, Wood</b>
HEATING SYS	<b>Forced Air</b>
APPLIANCES INCLUDED	<b>Range/Oven, Refrigerator, Dishwasher, Microwave</b>
DINING	<b>Island, Breakfast Nook, Formal Separate</b>
MASTER BR FIREPLACES	<b>Main Level Free Standing, Woodstove</b>

## Property Information

Apx.Total Acres	<b>0.53</b>	Total Taxes \$	<b>2357</b>
Apx. Irrig. Acres	<b>0.00</b>	Tax Year	<b>2008</b>
LOT SZ/ACRE	<b>.5 - .99</b>	Tax Parcel #	<b>569906408004</b>
Lot Dimension	<b>.53</b>	Water Supplier	<b>PAWS</b>
Lot Dim. Source	<b>county</b>	Sewer Supplier	<b>PAWS</b>
Elem. School	<b>Pagosa Elementary</b>	RV Parking	<b>No</b>
Middle School	<b>Pagosa Middle</b>	Price/SqFt	<b>122.40</b>
High School	<b>Pagosa</b>	Map Horizontal	
Subdv Name	<b>TwinCreek Village - 03</b>	Map Vertical	
	<b>Cnty Code 00765</b>	Irrigation District	<b>n/a</b>
Subdv #		Irrigation Description	<b>n/a</b>
ZONING	<b>Residential Single Family</b>	Add Living Quarters	<b>No</b>
Zoning	<b>Residential</b>		
Possession			
TERMS	<b>Cash, Conventional, 1031 Exchange</b>		

Legal/Lot Block: **TCV Lot 880X**

## Property Features

DOM WATER	<b>Central Water</b>
DOM SEWER	<b>Sewer</b>
DISCLOSURE VIEWS	<b>Covenants Valley</b>
SHOWING INSTRUCTIONS	<b>By Appointment, Notice Required, Call Listing Office, Call Listing Agent, Lock Box</b>
LOT DESCRIPTION	<b>Wooded Lot</b>

Listing Office: [Jann C Pitcher Real Estate](#)List Agent: [Kalei Pitcher](#)

This information is deemed reliable, but not guaranteed.

Pictures



65 Granada Drive  
Pagosa Springs, CO 81147

Listing Office: [Jann C Pitcher Real Estate](#)

List Agent: [Kalei Pitcher](#)

This information is deemed reliable, but not guaranteed.