

Property Fact Sheet

07/10/2009 10:38 AM



Address: **7400B County Road 146**
Pagosa Springs, CO 81147

Address 2:

Price: **\$2,300,000**MLS #: **628517**Status: **Active**Area: **PS06 (Pagosa North)**Bdrms: **3**Baths: **4.50**

In Pagosa Country, land of enduring beauty, dwells a rare 80 acre parcel that defines extra ordinary. Custom stone & stucco, 4,500 sq. ft. home, 3 car garage. Everything in the home is superior. Property has National Forest on 3 sides. Close in and One of a Kind!

Directions: North on Piedra Road to County Road 146 (Turkey Springs Road) stay right and go approx. 3 miles until you come to 3 address signs, follow signs to gate.

Residence Information

Type	Stick Built	Master Bedroom Dimensions
Year Built	2002	Living Room Dimensions
Dining Room	Yes	Bedroom #2 Dimensions
Family Room	Yes	Dining Room Dimensions
Horse Setup	No	Bedroom #3 Dimensions
Irrigation Water	No	Family Room Dimensions
Water Front	No	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 Wood, Window Coverings, Ceiling Fan(s), W/D Hookup, Vaulted Ceiling, Granite Counters, Pantry, T&G Ceilings, Walk In Closet
EXTERIOR INCL	Satellite Dish, Landscaped, Maintenance Free, Horses Allowed, Fence, Patio, Deck, Garage Door Opener

Square Footage Info

Main SF	
Upper SF	
Lower SF	
Bsmt SF	
Finished Bsmt SF	
Apx. Total SF	4493

Amenities

TYPE/STYLE	Bi Level, Tri Level
STORIES	Three Story
CONSTRUCTION/SIDING	Stucco, Stone
FOUNDATION	Basement-walk out
ROOF	Composition
FLOORING	Wall to Wall Carpet, Hardwood, Tile
HEATING SOURCE	Propane
HEATING SYS	Floor Radiant, Forced Air, Fireplace/Stove
COOLING	Central Gas
APPLIANCES INCLUDED	Range/Oven, Refrigerator, Dishwasher, Washer, Dryer, Disposal, Microwave
DINING	Kitchen Bar, Living Room Dining, Separate Dining
MASTER BR	Main Level
FIREPLACES	Gas Starters, Living Room

Property Information

Apx.Total Acres	80.00	Total Taxes \$	3,249.62
Apx. Irrig. Acres	0.00	Tax Year	2008
LOT SZ/ACRE	20+	Tax Parcel #	569111400022
Lot Dimension	80.0	Water Supplier	Well
Lot Dim. Source	County	Sewer Supplier	Septic
Elem. School	Pagosa Elementary	RV Parking	No
Middle School	Pagosa Middle	Price/SqFt	511.91
High School	Pagosa	Map Horizontal	
Subdv Name	Z06-N/S-06 North	Map Vertical	
Subdv #		Irrigation District	0
ZONING	Ag Farm Tract, Residential Single Family	Irrigation Description	0
Zoning Possession	Residential/Ag	Add Living Quarters	No

Legal/Lot Block: **35-3W Section: 11 Township 35 Range**

Property Features

DOM WATER	Well
DOM SEWER	Engineered Septic
DISCLOSURE	Deed Restrictions
FENCE	Cross Fence
ST DESC./ACCESS	Gravel
VIEWS	Borders Public Land
SHOWING INSTRUCTIONS	Call Listing Office, With Lister Present
LOT DESCRIPTION	Borders Public Land, Pasture, Wooded Lot

Pictures



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Pagosa Springs, CO 81147

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

List Agent: [Jann Pitcher](#)

This information is deemed reliable, but not guaranteed.