

Property Fact Sheet

04/05/2009 02:41 PM



Address:**86 Capstone Circle**
Pagosa Springs, CO 81147

Address 2:

Price:**\$595,000**MLS #: [618947](#)Status:**Active**Area:**PS03 (Pagosa Lakes)**Bdrms:**4**Baths:**4.00**

Experience the beautiful gated community of Capstone! Perched on the shores of North Village Lake, you can enjoy the incredible mountain views and sunsets from the covered decks or the private redwood boat dock. 4 Bdrms, 4 baths, vaulted ceilings, 2 fireplaces, granite countertops, travertine tile, hardwood floors, large walk-in closets. Nice size lot with sprinkler system and landscaping. Great for entertaining. House is currently rented. Please call Jann for access. 731-4065 or 749-4904.

Directions: W. Hwy. 160, turn north on N. Pagosa Blvd, right onto Lakeside Dr, left into Capstone. House is the first on the right.

Residence Information

Type	Stick Built	Master Bedroom Dimensions	13x24
Year Built	2004	Living Room Dimensions	18x31
Dining Room	No	Bedroom #2 Dimensions	11x13
Family Room	No	Dining Room Dimensions	10x18
Horse Setup	No	Bedroom #3 Dimensions	13x13
Irrigation Water	No	Family Room Dimensions	11x14
Water Front	Yes	Bedroom #4 Dimensions	11x14
Real Estate Included	Yes	Kitchen Dimensions	11x18
Garage Type	Attached Garage	Office/Den Dimensions	
Garage Capacity	2	Laundry/Util Dimensions	7x7

INTERIOR INCL **Fireplace Gas, Granite Counters, Pantry, Walk In Closet**

EXTERIOR INCL **Landscaped, Deck, Lawn Sprinklers**

Square Footage Info

Main SF	
Upper SF	
Lower SF	
Bsmt SF	
Finished Bsmt SF	
Apx. Total SF	3015

Amenities

TYPE/STYLE	Ranch
STORIES	One Story
CONSTRUCTION	Cedar
INSIDING	
ROOF	Composition
FLOORING	Partial Carpet, Hardwood, Tile, Wood
HEATING	Natural Gas
SOURCE	
HEATING SYS	Forced Air
APPLIANCES INCLUDED	Range Top, Refrigerator, Dishwasher, Disposal, Microwave
DINING	Island, Kitchen Bar, Kitchen/Dining, Eat-in Kitchen, Living Room Dining
MASTER BR	Main Level
FIREPLACES	Gas Logs, Bedroom, Living Room

Property Information

Apx. Total Acres	0.41	Total Taxes \$	2878
Apx. Irrig. Acres	0.00	Tax Year	2007
LOT SZ/ACRE	Less than 1/2		
Lot Dimension	.41	Tax Parcel #	569917301017
Lot Dim. Source	county	Water Supplier	PAWS
Elem. School	Pagosa Elementary	Sewer Supplier	PAWS
Middle School	Pagosa Middle	RV Parking	No
High School	Pagosa	Price/Sqft	197.35
Subdv Name	Capstone Village - 03	Map Horizontal	
	Cnty Code 00087	Map Vertical	
Subdv #		Irrig. Dist	no
ZONING	Residential Single Family	Irrigation Description	0
Zoning	rs	Add Living Quarters	No
Possession	tbd		
TERMS	Cash, Conventional, 1031 Exchange		

Legal/Lot Block: **Capstone Village Lot 17**

Property Features

DOM WATER	City Water
DOM SEWER	Sewer
DISCLOSURE	Seller is Licensed Agent
ST DESC. /ACCESS	Paved, Concrete, Cul-de-Sac
VIEWS	Mountains, Water/River
SHOWING	By Appointment, Call Listing Agent, Other
INSTRUCTIONS	
WATERFRONT	Lake, Water View, Water Front
LOT DESCRIPTION	Adj to Greenbelt/Open Lnd, Cul-De-Sac, Golf Course Near