



The Location

With millions of acres of National Forest and wilderness land surrounding this beautiful area, year-round recreational opportunities abound in and around Pagosa Springs. From soaking in the world famous Hot Springs and moutain biking, hiking and fishing in the many lakes and rivers, to skiing at Wolf Creek Ski Area, snowmobiling and hunting, this beautiful corner of the world will take your breath away.



Stevens Field in Pagosa Springs offers an 8,100 foot runway for private aircraft, while Durango offers commercial air service an hour away.



Information is deemed reliable but not guaranteed and should be verified prior to purchase.

The Area's #1 Real Estate Brokerage



www.GallesProperties.com



Team Christians
Broker Associate

(970) 759-6844

teamchristians@gallesproperties.com

www.GallesProperties.com

Pagosa Springs Getaway

Pagosa Springs, Colorado



3300 County Road 400

15 Acres ~ Pond ~ Home



MLS #803379



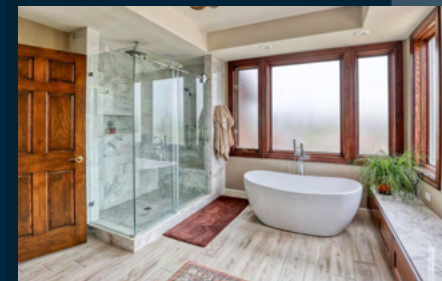
Pagosa Springs

Pagosa Springs Ranch Getaway

If you are looking for that town and country feel on 15 fully fenced acres just minutes from downtown Pagosa Springs.... this is your next home!! This rare property offers incredible mountain views, a pond and .1137 cfs water! The well-appointed home has been remodeled with incredible craftsmanship, high-end finishes and separate baths for each bedroom. There is a 2-car attached garage plus a separate heated garage/workshop/studio with 4 separate areas and 100 amp service for a workshop or Class A RV parking. You will fall in love with the 100-year-old stunning barn with plenty of space for a tack room or equestrian amenities. Water rights are from the Thomas Ranch and support the pond on the property. The kitchen is a chef's dream with leathered granite countertops and a quartzite island. The oversized living room area boasts large

windows, a native field stone (wood burning) fireplace and french doors leading to the large redwood back deck pre-wired for a hot tub and showcasing amazing mountain views. Your furry friends will enjoy a generously fenced yard while you sit and take in the amazing recreational opportunities right from your property. The main floor master bedroom suite is like no other! The oversized windows overlook the barn and pasture area and a stacked rock fireplace allows for snuggling during those cold winter months. The master bathroom offers a soaking tub and a custom marble shower with a heated bench. There is on- site fiber optic, high speed internet. With an abundance of wildlife and privacy, coupled with close proximity to Pagosa Springs, this property will check all the boxes for the most discriminating buyer!

PROPERTY SNAPSHOT



GENERAL INFORMATION

- ~ 15 Acres
- ~ Fully Fenced
- ~ 3,974 SF Remodeled Home
- ~ Pond
- ~ .1137 cfs Water Rights
- ~ Gourmet Chef's Kitchen
- ~ Native Stone Fireplace
- ~ Main Floor Master w/FP
- ~ Soaking Tub, Marble Shower
- ~ 2-Car Attached Garage
- ~ Large Detached RV Garage
- ~ Exquisite Custom Landscaping
- ~ Redwood Decks



INFRASTRUCTURE

- ~ Fiberoptic, high speed internet
- ~ Phone - Cell Reception
- ~ 200 Amp Service To Home
- ~ 100 Amp Service To Shop
- ~ City Water
- ~ Septic System With New Tank



TAXES/ZONING

- ~ \$2902.18 (2022)
- ~ Zoned Residential

Please note that current year taxes may differ from prior year. Buyers are advised to refer to County records for additional information.



15 Fully Fenced Acres Close To Town Of Pagosa Springs, Colorado