



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 mountain 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



Kim Brown
Broker Associate

(970) 749-3849

kim@gallesproperties.com

www.GallesProperties.com

Dutton Creek Jewel

PAGOSA SPRINGS, COLORADO



2505B County Rd 600, Pagosa Springs, CO

42.6 Acres ~ Home ~ Shop ~ Creek



MLS #803288



Dutton Creek

Dutton Creek Mountain Jewel

Life in the mountains of Pagosa Springs the way that it was meant to be. An irreplaceable NO HOA 48-acre in-town spread with a year-round flowing ditch, Dutton Creek meandering through and extraordinary mountain and lake views. Be one of only three private owners here. The 3000 sf home boasts an Aspen T& G-finished Great Room, 3 Bedrooms, 3 Baths, radiant in-floor heat, a newly renovated Chef's kitchen, a luxurious Master Suite and much more! The Property also offers covered decks, a new 1800 sf Heated Shop with furnished Bonus Room, full bath with steam shower and Forge. There's also an RV site with hook-up and clean-out along with a neatly tucked garden shed to keep those items organized and handy. Purchase includes Plow Truck, ATV, and more! Dutton Creek and an additional ditch that flows year-round meanders through the lower meadow attracting to the watering hole some of the most majestic of the Pagosa wildlife. With the top of

the worldviews and complete seclusion, you'll have to remind yourself that you're only 2 miles from town. The diverse terrain includes two gorgeous rock cliffs and lush natural landscape plentiful with lofty Ponderosas and Aspens along with a ground cover mix of Moss Rock, Gamble Oak and green grassy meadows sprinkled with wildflowers. Gather on the lake view patio around the stone wood-burning fire pit. This property has been maintained as a tree farm historically and took part in the Forest Stewardship program for years. This property as it is can have 2 homes, or if your interest is in development, is a prime candidate for a minor impact subdivision to be completed. This is the perfect family or executive retreat to escape to a lifestyle that only Pagosa Springs offers with easy access to Steven's Field/Av Jet private airport, the Pagosa Hot Springs and year-round recreation in millions of acres of Nat'l Forest. A truly rare Colorado property.

PROPERTY SNAPSHOT



GENERAL INFORMATION

- ~ 48 Acres
- ~ 3,000 SF Home w/3 BR/3 BA
- ~ 1,800 SF Shop w/Bath
- ~ Chef's Kitchen
- ~ Luxurious Master Bat
- ~ Covered Deck, Fire Pit, Patio
- ~ Lake & Mountain Views
- ~ Diverse Terrain
- ~ Year-round Flowing Ditch
- ~ Dutton Creek Runs Through
- ~ List Of Inclusions
- ~ No HOA



INFRASTRUCTURE

- ~ High-speed Internet
- ~ Phone - Cell Reception
- ~ Paved Roads, Gravel
- ~ City Water, Public Sewer



TAXES/ZONING

- ~ \$2,119.40 (2022)
- ~ Zoned Agricultural/Residential



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