



## 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](mailto:kim@gallesproperties.com)

[www.GallesProperties.com](http://www.GallesProperties.com)

# The View On Angels Bluff

Pagosa Springs, Colorado



881 Hersch, Pagosa Springs, CO

7.82 Acres ~ 2 Homes, Barn ~ Near Nat'l Forest



MLS #798281





# Angels Bluff

## The View On Angels Bluff

Presenting a custom timber frame luxury mountain estate in Pagosa Springs on 8 Acres with an executive main home, guest home, and barn with a private apartment. Upon first sight, you'll immediately recognize the level of elevated attention that's been paid to the fine details here. Capture some of the most impressive mountain views to be found anywhere in Pagosa right from the privacy of this hidden escape. Conveniently close to town with National Forest only feet away, the property offers a total of 8500 SF of living with 7 Bedrooms and 8 baths. With a fully paved drive, the main home features a sprawling covered front porch, 3 suites, 4 baths, 3 bay garage, private executive office, gourmet chefs kitchen with 60" Viking range and enormous island, vaulted ceiling great room with stone fireplace, view room with stone fireplace, enclosed built-in BBQ, lighted vaulted mountain view covered deck, wine room, lounge/reading nook, and movie theater. (Theater

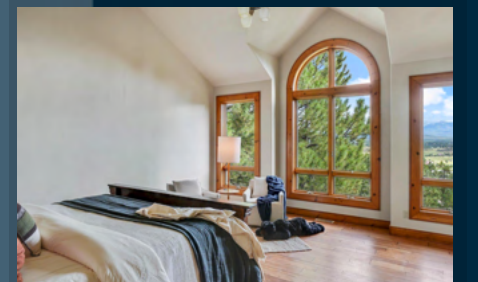
could easily become a 4th bedroom). Guest home features a full kitchen and laundry, 3 bedrooms, 3 baths, deck, game/media room, and a mountain view glass front vaulted ceiling great room with stone fireplace. Barn with apartment above features a luxury 1300 SF private apartment with 1 bed and 1 bath, separate living room, office area, and kitchenette. The barn/shop features 3 bays for cars, trucks, OHV's, tractors, and more plus a separate area with stalls for horses or whatever your personal interest is. This is literally an irreplaceable property, as it can't be replicated in Pagosa today. Get lost in this private high alpine setting while knowing that you're less than 5 minutes from anything that you'd want in town when you want it. Pagosa Springs offers skiing at Wolf Creek Ski Area, World Deepest Hot Springs, 3 Million acres of national Forest and Wilderness land, Live fish rich river waters and lakes, Majestic wildlife, Trails, ATV, Hunt and more!

# PROPERTY SNAPSHOT



### GENERAL INFORMATION

- ~ 7.82 Acres
- ~ Big Mountain Views
- ~ Pagosa Meadows
- ~ Close to National Forest
- ~ Barn with Private Apartment
- ~ Gourmet Chef's Kitchen
- ~ 60" Viking Range
- ~ Floor to Ceiling Windows
- ~ 3-Bedroom Guest Home
- ~ 6-Car Garage
- ~ Movie Theater
- ~ Wine Room
- ~ Built-in Outdoor Grill



### INFRASTRUCTURE

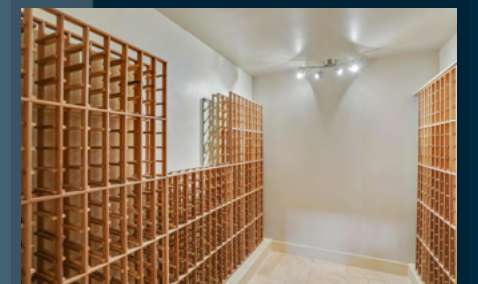
- ~ High-speed Internet
- ~ Phone - Cell Reception
- ~ Paved Driveway
- ~ City Water, Public Sewer



### TAXES/ZONING

- ~ \$5,564 (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.



Custom Designed Home Inside and Out  
Private Luxury Mountain Estate