

# TIMBER FRAMED LUXURY

624/200 E MORNING GLORY DR, PAGOSA SPRINGS, COLORADO



10.02 Acres  
6,000 SF Main Home  
Private Apartment

# The Property

This custom Luxury Mountain Estate in Pagosa Springs lies on over 10 private acres with a total of 6 Bedrooms and 6 Baths plus 2 Heated Garage/Shops. A fortress by every definition...constructed with historic Antebellum brick from the 1800's and uniquely fused with Modern Mountain Timber Frame finishes to create the most unique home in all of Pagosa. Set into a lush pastoral setting, this is the ultimate executive retreat, family compound or just an escape from the world. The gorgeous 6,000 SF custom main home has Amish inspired Timber Framed Architecture and is adorned with 19th Century Antebellum brick, with 5 Bedrooms and 5 Baths, including 4 en suites. In addition, there are 2 heated garage/shops plus a Scandinavian-styled self contained private apartment. Spectacular North Range mountain views and direct National Forest access are only feet away.

This Estate is comprised of two contiguous yet individual parcels and has two separate access points yet joined creating a continuous drive making it an ideal set up for further development or to be sold independently. Experience a lifestyle that only Pagosa Springs, Colorado has to offer from this truly rare offering.



# Snapshot

## PROPERTY SNAPSHOT



### GENERAL INFORMATION

- ~10 Acres
- ~National Forest Access
- ~Solid Hardwood Floors
- ~Grand Black Walnut Staircase
- ~Gourmet Chef's Kitchen
- ~Solid Granite Countertops
- ~Open Vaulted Ceilings
- ~Loft Observatory
- ~10-Car Garage and Workshop
- ~Covered Deck
- ~Luxury Private Apartment
- ~Fenced for Horses



### INFRASTRUCTURE

- ~ City Water
- ~ Engineered Septic
- ~ Starlink High-Speed Internet
- ~ Phone - Cell Reception



### TAXES/ZONING/SUBDIVISION

- ~ \$5,920.40 (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.



# 360 Degree Tour

*Click Image Above To View Video*

Take a 360 Degree Tour of this beautiful property.



# Mountain Flyover

*Click Image Above To View Video*

Soar above this beautiful property in Southwestern Colorado's Pagosa Springs, and enjoy a year-round recreation, 300+ days of sun per year, and staggering beauty.



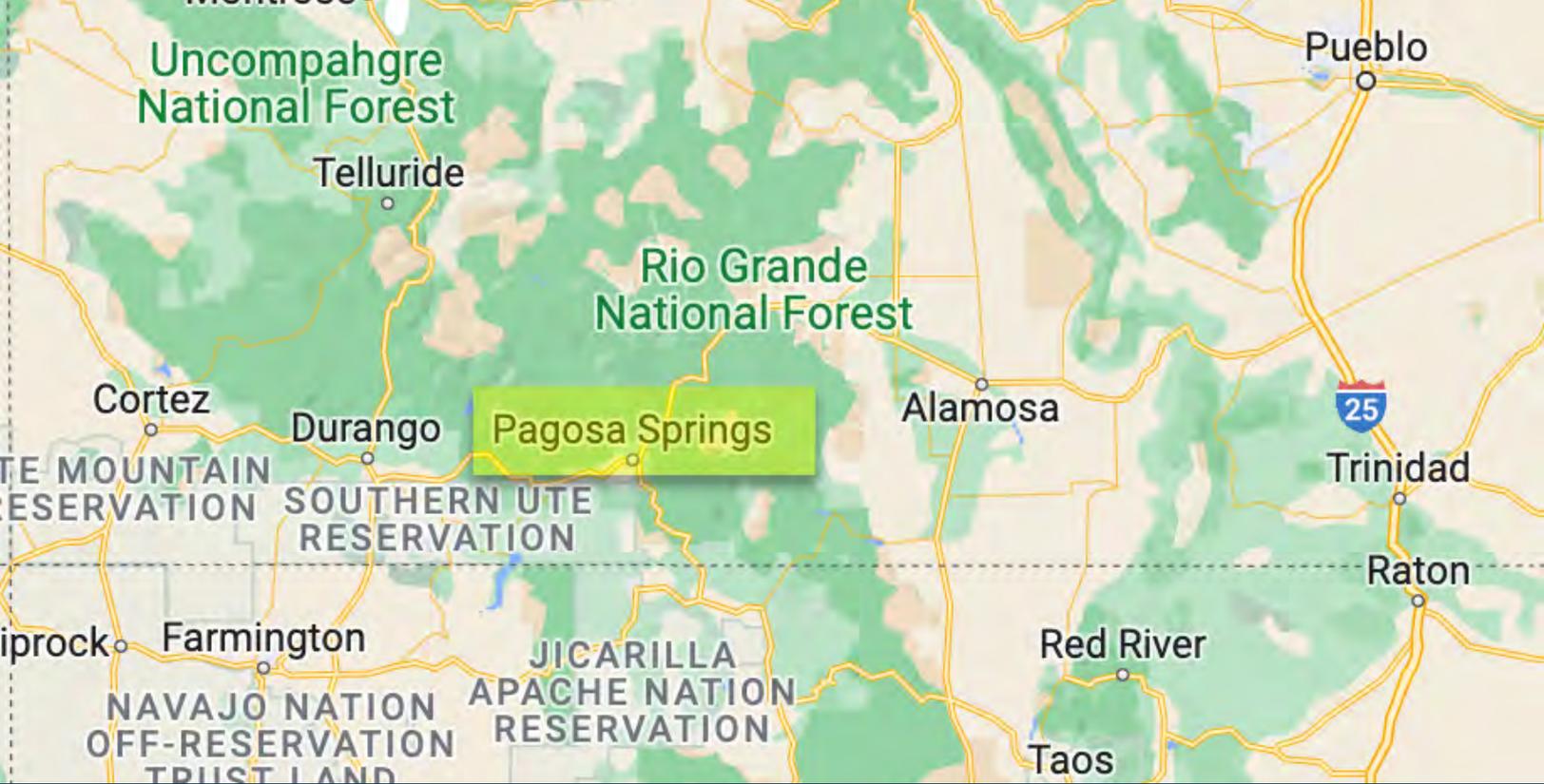


# Wildlife



Wildlife is abundant here, with Elk, Mule, Deer, Black Bear, Wild Turkey, and more.





# The Location

## WHERE IS PAGOSA SPRINGS, CO?

### FLYING TO PAGOSA SPRINGS

Commercial air service is available at La Plata County Airport in Durango with direct flights to Denver, Phoenix and seasonally to Dallas. Private air service is available in Pagosa Springs at Stevens Field.

### DRIVING TO PAGOSA SPRINGS

Albuquerque	214 Miles
Santa Fe	152 Miles
Denver	277 Miles
Durango	60 Miles



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

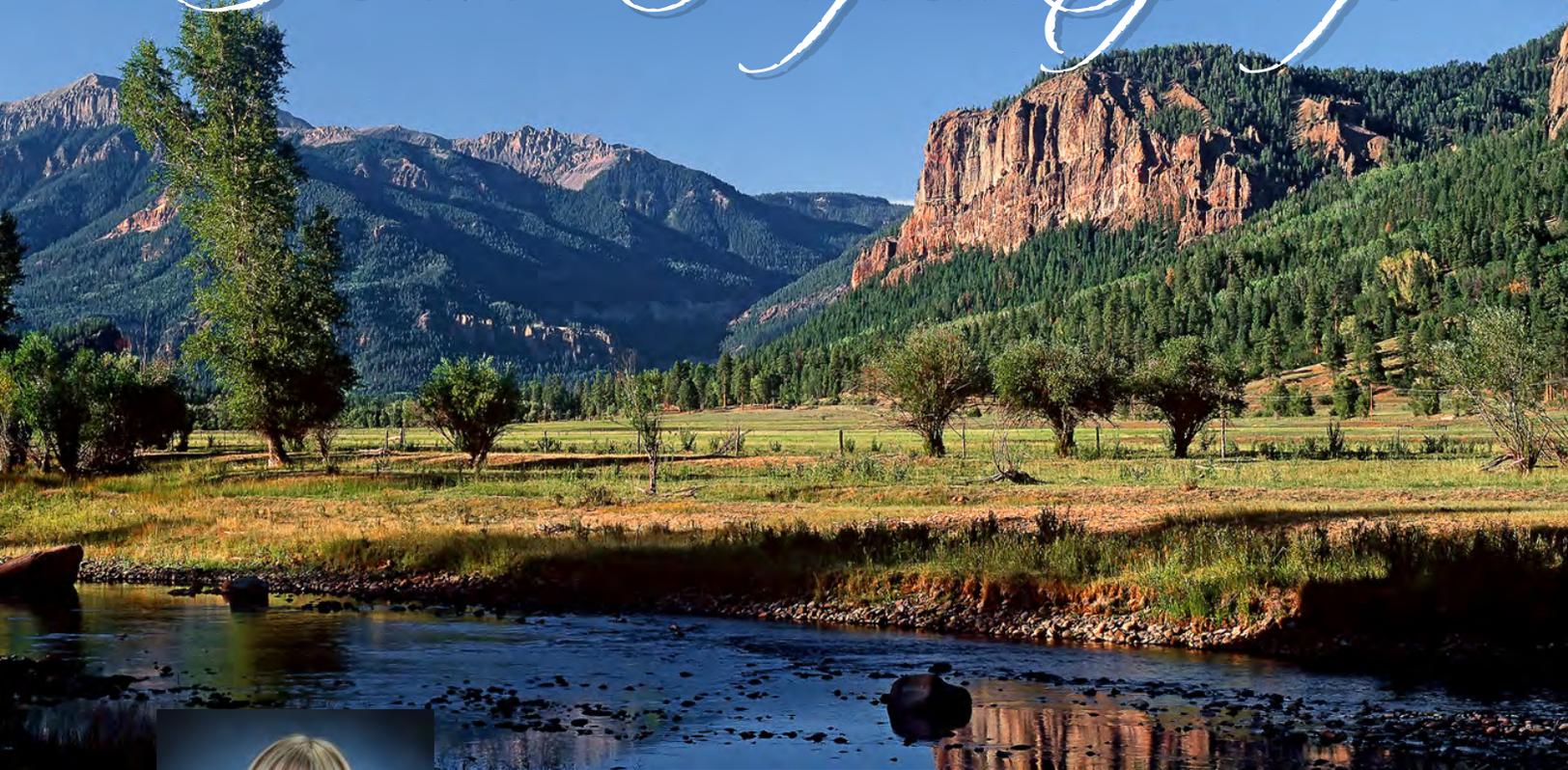


# The Lifestyle

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.



# Discover Pagosa Springs



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