

CLIENT HANDOUT



MLS # **589724**
 Class **RESIDENTIAL**
 Type **Stick Built**
 Ask Price **\$550,000**
 Board N **Pagosa Springs**
 Address **31 LAGUNA PL**
 City **PAGOSA SPRINGS**
 Status **Active**
 BR **4**
 Baths **3.50**
 Year Built **2003**
 Lot Dimens **.24**
 Acres # **0.24**
 Garage Cap **2**
 Garage Typ **Attached Garage**



Presented by: Premier Properties Pagosa Springs

General Info

# of Phone Lines		Apx. Total SF	2898	Water Supplier	PAWS
Internet Service		Main SF		Sewer Supplier	CENTRAL ON SITE
Subdv #		Upper SF		Gas Supplier	PROPANE
Subdv Name	Lake Hatcher Park - 03 Cnty Code 00287	Lower SF		Electric Supplier	LPEA
County	Archuleta	Bsmt SF		Homeowners Assoc	PLPOA
Elem. School	Pagosa Elementary	Finished Bsmt SF		HOA Dues	160
Middle School	Pagosa Middle	Master Bedroom Dimensions		HOA Dues Frequency	Annually
High School	Pagosa	Living Room Dimensions		Energy Rating	
Fronts	Elementary	Bedroom #2 Dimensions		Apx. Irrig. Acres	0.00
RV Parking		Dining Room Dimensions		Irrigation Water	No
Add Living Quarters	No	Bedroom #3 Dimensions		Irrig. Dist	0
Horse Setup	No	Family Room Dimensions		Irrigation Description	0
		Bedroom #4 Dimensions			
		Kitchen Dimensions			
		Office/Den Dimensions			
		Laundry/Util Dimensions			

Financial

Special Assessment Y/N	No	Tax Sched/Parcel #	5588336201041	Possession	
Old Taxes		EM Deposit \$	TBD	Title Company	HIGH COUNTRY TITLE
Tax Year	2006	EM Holder	HCT		

Features

TYPE/STYLE	Bi Level	HEATING	Propane	INTERIOR	Fireplace Gas, Ceiling Fan(s), Sound
CONSTRUCTION /SIDING	Wood	SOURCE		INCL	System, Vaulted Ceiling, Granite Counters, Guest Quarters, Jetted Tub, Pantry, Walk In Closet
ROOF	Other	HEATING SYS	Floor Radiant, Fireplace/Stove	EXTERIO	Landscaped, Patio, Deck, Storm
FLOORING	Partial Carpet, Slate, Tile	DOM WATER	City Water	R INCL	Windows/Doors, Garage Door Opener
FIREPLACES	Blowers, Gas Logs, Bedroom, Den/Family Room	DOM SEWER	Sewer	ST DESC.	Gravel
MASTER BR	Main Level	DINING	Kitchen Bar, Living Room Dining	/ACCESS	
		APPLIANCES INCLUDED	Range/Oven, Refrigerator, Dishwasher, Washer, Dryer, Disposal, Microwave, Exhaust Fan	ZONING	Residential Single Family

Remarks

LAKE FRONT HOME ~~~ located directly on Hatcher Lake. 4 Bedroom, 3 Full bathrooms with Jacuzzi tubs. Tremendous mountain views of Continental Divide. Full Curb & Gutter appeal. Open / Modern southwestern floor plan with: slate, granite & tile counter tops, radiant heat, copper gutters, sunroom, full spacious kitchen, entertainment room with home wired media system, and much more! Back patio extending to lake. Perfect home or retreat ~~~ priced right!

This information is deemed reliable, but not guaranteed.