

## CLIENT HANDOUT



MLS # **582755**  
 Class **RESIDENTIAL**  
 Type **Stick Built**  
 Ask Price **\$637,500**  
 Board N **Pagosa Springs**  
 Address **2409 S Pagosa Blvd**  
 City **Pagosa Springs**  
 Status **Active**  
 BR **3**  
 Baths **2.50**  
 Apx.Total **1693**  
 Year Built **1996**  
 Lot Dimens **County Records**  
 Acres # **5.10**  
 Garage Cap **3**  
 Garage Typ **Other**



Presented by: Premier Properties Pagosa Springs

Prepared Courtesy of: **Premier Prop Broker-Assistant**  
**Premier Properties Pagosa Springs**

## General Info

# of Phone Lines		Main SF		Water Supplier	<b>PAWS</b>
Internet Service		Upper SF		Sewer Supplier	<b>PAWS</b>
Subdv #		Lower SF		Gas Supplier	<b>NA</b>
Subdv Name	<b>Pagosa Meadows</b>	Bsmt SF		Electric Supplier	<b>LPEA</b>
	<b>4 - 03 Cnty Code</b>	Finished Bsmt SF		Homeowners Assoc	<b>PLPOA</b>
	<b>00413</b>	Master Bedroom Dimensions		HOA Dues	<b>160</b>
County	<b>Archuleta</b>	Living Room Dimensions		HOA Dues Frequency	<b>Annually</b>
Elem. School	<b>Pagosa</b>	Bedroom #2 Dimensions		Energy Rating	
	<b>Elementary</b>	Dining Room Dimensions		Apx. Irrig. Acres	<b>0.00</b>
Middle School	<b>Pagosa Middle</b>	Bedroom #3 Dimensions		Irrigation Water	<b>No</b>
High School	<b>Pagosa</b>	Family Room Dimensions		Irrig. Dist	<b>NA</b>
Fronts		Bedroom #4 Dimensions		Irrigation Description	<b>NA</b>
RV Parking		Kitchen Dimensions			
Addl Living Quarters	<b>No</b>	Office/Den Dimensions			
Horse Setup	<b>Yes</b>	Laundry/Util Dimensions			

## Financial

Special Assessment Y/N	<b>No</b>	Tax Sched/Parcel #	<b>569933103003</b>	Possession	
Old Taxes		EM Deposit \$	<b>NEGOTIABLE</b>	Title Company	<b>HCT</b>
Tax Year	<b>2005</b>	EM Holder	<b>HCT</b>		

## Features

TYPE/STYLE	<b>Bi Level</b>	HEATING	<b>Electric, Propane</b>	INTERIOR	<b>Fireplace Wood, Window Coverings,</b>
STORIES	<b>Two Story, Storage Attic</b>	SOURCE		INCL	<b>Pantry, Security System, Walk In Closet</b>
CONSTR	<b>Wood, Stone</b>	HEATING SYS	<b>Hot Water Baseboard</b>	EXTERIO	<b>Workshop, Shed/Storage,</b>
FOUNDATION	<b>Crawl Space, Concrete</b>	DOM WATER	<b>City Water</b>	R INCL	<b>Landscaped, Horses Allowed, Fence</b>
ROOF	<b>Metal</b>	DOM SEWER	<b>Septic</b>		<b>, Patio, Deck, Storm Windows</b>
FLOORING	<b>Partial Carpet, Tile</b>	DINING	<b>Kitchen Bar, Separate Dining</b>	LOT SZ	<b>/Doors, Garage Door Opener</b>
FIREPLACES	<b>Living Room</b>	APPLIANCES	<b>Range/Oven, Refrigerator,</b>	5-9.99	
FENCE	<b>Split Rail</b>	INCLUDED	<b>Dishwasher, Disposal,</b>	/ACRE	
MASTER BR	<b>Main Level</b>		<b>Microwave, Exhaust Fan</b>	ST DESC.	<b>City/Town, Private, Paved</b>
				/ACCESS	
				ZONING	<b>Residential Single Family</b>

## Remarks

**Unique home in an extremely serene, peaceful setting. Fully remodeled: stainless steel appliances, concrete countertops, tile flooring, slate accents and much more. Rock sided fireplace. Two finished garages with sun room above one. Exterior - rock & bat-and-board. Heavily wooded lot, rustic wood perimeter fencing and paved driveway. Approximately four acres fenced & cross fenced – conducive for horse pasture. Truly a rare opportunity! Sellers are licensed real estate brokers in state of Colorado.**

This information is deemed reliable, but not guaranteed.