

## CUSTOM DETAIL #2



MLS # **589572**  
 Status **Active**  
 Type **Stick Built**  
 Address **95 Heath Dr.**  
 Address 2  
 City **Pagosa Springs**  
 Area **PS02 (Central - Township 5699)**  
 Class **RESIDENTIAL**  
 Asking Price **\$849,900**  
 Bedrooms **4**  
 Baths **2.50**  
 Garage Type **Attached Garage**  
 Garage Cap **3**

### GENERAL

Add Living Quarters	<b>No</b>	Days On Market	<b>58</b>	Horse Setup	<b>No</b>
Apx. Irrig. Acres	<b>0.00</b>	Dining Room	<b>Yes</b>	Irrig. Dist	<b>N/A</b>
Apx. Total SF	<b>2516</b>	Elem. School	<b>Pagosa Elementary</b>	Irrigation Water	<b>No</b>
Apx. Total Acres	<b>3.00</b>	Elevation		Main SF	
		Family Room	<b>Yes</b>	Master Bedroom Dimensions	
		Great Room	<b>Yes</b>	Year Built	<b>2002</b>

### FEATURES

APPLIANCES INCLUDED	Range/Oven, Range Top, Refrigerator, Dishwasher, Washer, Dryer, Disposal, Double Oven, Exhaust Fan	EXTERIOR INCL	Satellite Dish, Maintenance Free, Horses Allowed, Fence, Deck, Storm Windows/Doors, Garage Door Opener
CONSTR	Stucco, Wood Frame	FENCE	Split Rail
COOLING	Other	FIREPLACES	Gas Starters, Living Room
DINING	Island, Country Kitchen, Living Room Dining	FLOORING	Other
DISCLOSURE	Covenants, Seller is Licensed Agent	HEATING	Propane, Wood, Propane Tank Leased
DOM SEWER	Sewer	SOURCE	
DOM WATER	Tap Installed Paid	HEATING SYS	Floor Radiant, Polybutylene Pipe, Copper Pipe
		INTERIOR INCL	Fireplace Wood, Wired/Cable TV, Cathedral Ceiling, Ceiling Fan(s), W/D Hookup, Sound System, Vaulted Ceiling, Jetted Tub, Pantry, T&G Ceilings, Walk In Closet

### REMARKS

Absolute One of a Kind Showplace! Inspired by the "Old West" and created by Design Elements. As you walk upon the 100 yr. old wormie chestnut floors, you'll be amazed by the RR bridge tressels from the Pacific NW that frames the greatroom views. The greatroom ceiling beams are from the old Durango fairgrounds. The 100+ yr. old doors and windows that originate from Santa Fe all the way to old Mexico are "Awe Inspiring". Huge 14+ acre green belt for backyard guarantees wide open north views forever!



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