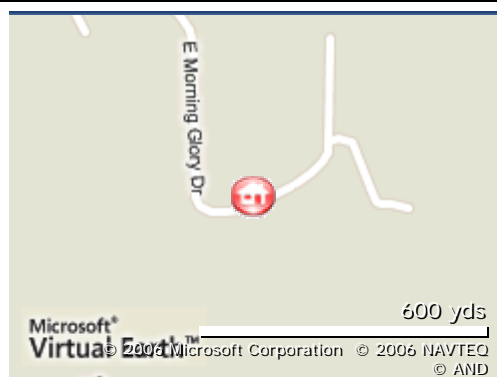


CUSTOM DETAIL #2



MLS # **313826**
 Class **RESIDENTIAL**
 Status **Active**
 Type **Stick Built**
 Asking Price **\$1,450,000**
 Address **624 E Morning Glory Drive**
 City **Pagosa Springs**
 Area **PS06 (Pagosa North)**
 Bedrooms **3**
 Baths **3.50**
 Garage Type **Attached Garage**
 Garage Cap **3**



GENERAL

Apx. Total SF	5774	Days On Market	425	Year Built	1998
Apx. Total Acres	6.82	Family Room	Yes	Zoning	Residential
Apx. Irrig. Acres	2.00	Dining Room	No	Horse Setup	No
HOA Dues	375	Great Room	Yes	Irrigation Water	Yes
HOA Dues Frequency	Annually	Elem. School	Pagosa Elementary	Water Front	Yes
Special Assessment Y/N	No	Middle School	Pagosa Middle	Tax Sched/Parcel #	558326205004
Legal/Lot Block	Lots 19 & 22	High School	Pagosa	Total Taxes \$	3688

FEATURES

STORIES	Two Story	FLOORING	Hardwood, Tile
ROOF	Architectural Shingles	FIREPLACES	Glass Doors, Free Standing, Basement, Other
DISCLOSURE	Covenants	HEATING	Propane
Water Supplier	PAWS	SOURCE	
Sewer Supplier	LAGOON	HEATING SYS	Forced Air, Fireplace/Stove
Electric Supplier	LPEA	APPLIANCES	Range/Oven, Range Top, Refrigerator, Dishwasher,
VIEWS	Mountains	INCLUDED	Microwave
LOT DESCRIPTION	Wooded Lot	INTERIOR INCL	Granite Counters, Jetted Tub, Pantry, T&G Ceilings,
			Walk In Closet
		EXTERIOR INCL	Workshop, Landscaped, Deck, Pond, Garage Door O
			pener, Springs
		RV Parking	
		Directions	Piedra Road to the Wildflower entrance (on the left).
			Left turn on Indian Paint Brush. Left turn on

REMARKS

Steeped in the tradition of centuries old Amish craftsmanship, this hand hewn, timber framed, 1880's english barn style, custom home is a rare find in today's hurried world. Soaring ceilings display the massive exposed oak beams, antique fixtures and one of a kind curved, black walnut and oak staircase. From the 4,000 square foot basement with workshop, pantry, and rooms for home theater & ski lockers to the cupola which makes an imaginary "lookout or princess tower" for children, this home is unsurpassed.



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