

Property Fact Sheet



Address: **1388 County Road 326**
Pagosa Springs, CO 81147
 Address 2:
 Price: **\$750,000**
 MLS #: **643256**
 Status: **Active**
 Area: **PS08 (Upper 84)**
 Bdrms: **4**
 Baths: **2.50**

Located in the very desirable Upper Blanco Basin on CR326. 57 acres with beautiful views of mountains, sunsets and the valley floor below with the Rito Blanco stream. This property is absolutely park like with beautiful meadows and large ponderosa pine spread over the gently rolling hill top. Nearly new horse fencing and cross fencing separates 3 pastures for easy management. The 3539 sq ft ranch style home is extremely well maintained and has had extensive remodeling of the living, dining, kitchen and family room. All new doors, windows, furnaces and more.

Directions: Take Hwy 84 south from Pagosa, left on CR326 (Upper Blanco Basin) for 1.5 miles. The property and shared driveway are on the left. Stay left up the driveway to the house. Follow the signs.

<u>Residence Information</u>			
Type	Stick Built	Master Bedroom Dimensions	16x18
Year Built	1979	Living Room Dimensions	24x23
Dining Room	Yes	Bedroom #2 Dimensions	14x14
Family Room	Yes	Dining Room Dimensions	14x23
Horse Setup	Yes	Bedroom #3 Dimensions	11x14
Irrigation Water	No	Family Room Dimensions	18x35
Water Front	No	Bedroom #4 Dimensions	11x14
Real Estate Included	Yes	Kitchen Dimensions	12x23
Garage Type	Attached Garage	Office/Den Dimensions	
Garage Capacity	2	Laundry/Util Dimensions	11x12
INTERIOR INCL	Wood Stove, Vaulted Ceiling, Walk In Closet		
EXTERIOR INCL	Workshop, Shed/Storage, Horses Allowed, Fence, Deck, Corral		
		<u>Square Footage Info</u>	
		Main SF	3539
		Upper SF	
		Lower SF	
		Bsmt SF	
		Finished Bsmt SF	
		Apx. Total SF	3539

<u>Amenities</u>	
TYPE/STYLE	Ranch
STORIES	One Story
CONSTRUCTION /SIDING	Wood
FOUNDATION	Stemwall, Crawl Space
ROOF	Metal
FLOORING	Partial Carpet, Hardwood
HEATING SOURCE	Propane
HEATING SYS	Forced Air, Fireplace /Stove
DINING	Eat-in Kitchen, Living Room Dining
MASTER BR	Main Level
FIREPLACES	Woodstove

<u>Property Information</u>			
Apx. Total Acres	57.00	Total Taxes \$	1693.00
Apx. Irrig. Acres	0.00	Tax Year	2009
LOT SZ/ACRE	20+	Tax Parcel #	588714100013
Lot Dimension	irregular	Water Supplier	well
Lot Dim. Source		Sewer Supplier	septic
Elem. School	Pagosa Elementary	RV Parking	
Middle School	Pagosa Middle	Price/SqFt	211.92
High School	Pagosa	Map Horizontal	
Subdv Name	None	Map Vertical	
Subdv #		Irrigation District	na
ZONING	Ag Farm Tract	Irrigation Description	na
Zoning	Ag	Add Living Quarters	No
Possession	upon recording or as nego		
TERMS	Cash, Conventional		
Legal/Lot Block: NW4NE4;14-34-1WTract in SW4NE4;14-34-1W			

<u>Property Features</u>	
DOM	Well
WATER	
DOM	Septic
SEWER	
FENCE	Cross Fence
ST DESC. /ACCESS	County, Gravel, Easement, Sha red Drive
VEWS	Mountains, Valley, Water /River, Borders Public Land
SHOWING	By Appointment, Notice
INSTRUCT IONS	Required, Call Listing Office, Call Listing Agent, With Lister Present, Boundaries Identified by
LOT DESCRIP TION	Borders Public Land, Pasture, Wooded Lot, Cleared

Pictures



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Listing Office: Wolf Creek Realty

List Agent: Eddie Ring

This information is deemed reliable, but not guaranteed.