

HOME FEATURES OF 1149 CATTLE TRAIL PLACE, Pagosa Springs, Colorado 81147

Located in Alpine Lakes Ranch, Alpine Meadows

35.6 forested acres with 1/2 mile bordering the San Juan National Forest at your back door. This beautiful estate overlooks Squaretop Mt., The Needles, Blackhead Peak & the San Juan Mountain range. Lush green pastures and forest scenes can be viewed from every window. Bring your horses to feed on 8 acres of fenced pasture irrigated by your own water rights. Spence Creek meanders through the parcel year around. Soak up the sun on a cool day in your four seasons garden sun room. Very private and secluded property located at the end of the road at Alpine Lakes Ranch in Alpine Meadows. Home is easily accessed all year by 10 foot wide driveway, commercially constructed. Great hunting home for elk, deer, turkey, bear...

4 large bedrooms

3 3/4 baths - Closets and cabinets in every room

Garden Sun Room has five Sky lights, Rock Pond with 8' Waterfall

Foyer with sitting area and large 2 door Closet

2 story, each Floor has Drive-up access with ample parking throughout the property

4300 sq. ft. approx. living area - Parking galore on two levels - drive around home to circular driveway - all weather

1500 sq. ft heated 3 Car Garage/220 volt outlets/ Workshop/Fly Tying Area/Granite Counter tops/Stainless Steel Sink/Dog Wash

Ten Zone In-Floor Radiant Heat System

Geothermal Energy Efficient Heat Pump System - newly installed February 2013

Large Storage area in attic

1300 sq. ft. Composite Deck Surround with added color designs - Cedar and Copper Railing

Mud Room Separate Entrance

Outdoor Barbecue Entertainment Covered Deck Area

Floor to ceiling see-thru Fireplace with Wood Storage accessing Dining Room / Great Room - gas starter

Private Deck and Balcony accessing Master Bedroom Suite

Wired for Satellite TV, High Speed DSL, Inside and Outside Speakers

Whole House Surge Protection

HOA: \$760. annually - pays for ranch road grading and plowing year around, etc.

Water rights: 8 water shares irrigating approx. 8 acres - \$240. annually

Alpine Lakes Ranch Water Company Exclusive

Weather Shield Hartford Green Clad Windows and 5 point locking Doors with Alder Interior Trim

40 year Architectural Elk Roof Shingles

Stucco and Rock Exterior Design - Wood Beams

Raynor Alfina 2" thick steel garage doors - Lifetime warranty

Entry Foyer

Arched Fiberglass Front Door - Emtek Oil Rubbed Bronze Hardware - Beamed Covered Lit Outside Entry

Travertine Tumbled Stone Flooring

Aspen Tongue & Groove Peaked Entry Hall

Chandelier

Foyer has large 2 door Closet with alder shelving for Seasonal Accessory Storage

Large Window Overlooks Mountain Range

Garden Sun Room

South Facing Garden Sun Room has 5 Skylights set in an Aspen ceiling that keeps room Lit & Fit for Growing Plants all year long

4' x 5' Rock Water Pond with 8' Rock Waterfall - Plumbed for Draining and Faucet Control

Floor Windows Open for great ventilation with Picture Windows throughout sun room

Decorative Fan and Light - Canned dimmer lighting

DINING ROOM

Travertine Tumbled Stone Floor

Pewter 9 Candle Chandelier - on dimmer

Floor to Ceiling see-thru Wood Burning Rock Fireplace - Custom Cut Spruce Mantle - Rock Hearth Surround

Open view to Pond Waterfall Area in Garden Sun Room

Glass Alder Door Opens to Outside Deck Surround

Peaked T&G Aspen Ceiling

Large Picture Windows accommodates Mountain and Pastoral Views

GREAT ROOM

17 ft. Arched Alder Picture Windows

Floor to Ceiling see-thru Wood Burning Rock Fireplace - Rock Slab Mantle - Rock Hearth Surround

Australian Cypress Planked Floor

Glass Alder Door Opens to Outside Deck Surround

24' Beamed Alder Ceiling - 2 decorative Ceiling Fans with Lights

BREAKFAST NOOK

Large Breakfast Alcove has 3 sided Window Surround

Travertine Tumbled Stone Flooring

Chandelier & Dimmer

PANTRY

Large Pantry with Custom Glassed Pantry Door & Auto on/off Lights - Alder shelving

Accesses Covered Deck with Drive-up Entrance offering unloading grocery convenience

Travertine Tumbled Stone Flooring

KITCHEN

Granite Counter Tops with Center Island Dining Bar

Alder Cabinets

Kohler Double Sink with Moen one handle pull out sprayer - Insinkerator Quiet Pro Disposal

Center Island includes: Stainless Steel Veggie Sink - Moen One Handle Pull-out Sprayer - Insinkerator Quiet Pro Disposal -

Custom Cutting Board - GE Profile Stainless Steel Trash Compactor - Alder Cabinets and Drawers

Six Burner Stainless Steel Wolf Cook Top with Built-in Barbecue

Built-in Stainless Steel GE Profile Double Thermo-Convection Ovens

Built in Stainless Steel GE Profile Microwave

Built-in Stainless Steel GE Profile French Door Refrigerator

Built-in Stainless Steel Bosch Dishwasher

Alder Cabinets, Drawers, Trim

Hardware - Brushed Nickel

Travertine Tumbled Stone Floors

Aspen tongue & groove Barrel Ceiling Design

HALLWAYS - upstairs

Oil Rubbed Bronze Wall Sconces

Travertine Tumbled Stone Floors

Alder Doors and trim thru-out

Aspen T&G Ceilings

UPSTAIRS BATH

Granite Counter Top - Alder Cabinet Vanity - Kohler Sink
Moen Oil Rubbed Bronze Vanity Faucets and Accessories
Bath tub / Tiled Shower with Moen Oil Rubbed Bronze Faucet Fixtures
Aspen T/G Ceiling and Window Trim
8' Alder Bathroom Door
Double Door Alder Linen Closet
Travertine Tumbled Stone Flooring

LAUNDRY ROOM

GE Profile Front Load King Capacity Washer
GE Profile Front Load King Capacity Electric Dryer
Laminated Counter top - Large Stainless Steel Sink - Stainless Tall Faucet and Sprayer
Double door Alder Linen Closet
Alder Cabinets Length of Room & Below Sink & Counter Top Area
Under Cabinet Lighting - Overhead florescent lighting
Aspen T/G Ceiling
Tile flooring
8 Ft. Alder Entry Door

OFFICE / GUEST ROOM

8 Ft. Alder Door entry
Mosaic Tiled Flooring
Extra Electrical Wiring - Several Outlets for Office Use
Alder Closet Door w/extra shelving and door actuated lighting
Aspen T/G Ceiling - Cherry Fan with 4 lights

MASTER BEDROOM

Beautiful Squaretop Mountain Range and Pasture Views through Large Arched Alder trimmed Windows
Large Alder Door Opens to Private Covered Beamed Deck and Balcony
Berber Carpet
8 Ft. Alder Entry Door
Alcove has dimming lighting for dresser or bed
Ceiling Speakers Wired
Arched Open Entry to Master Bath Suite
Aspen T/G Peaked Ceiling with Cherry Fan and dimmer light

MASTER BATH SUITE

Marble Two Way Entry Walk-in Shower with spa seating and rock shower floor - Moen Rain Shower head and Hand Held Sprayer
Moen Brushed Nickel Faucets and Fixtures throughout Bath
Two Separate Custom Granite Vanity Tops each with Kohler Sinks
Jason Air-Whirlpool Hydrotherapy Bath Tub with Underwater LED spectrum lights - Programmable home media and lighting remote
Granite and Windows Surround Whirlpool Tub with mountain view
Dantze Brushed Nickel Bath Fixtures
Aspen peaked T/G ceilings
Porcelain Tile Flooring

SEPARATE TOILET ROOM with Custom Kohler Toilet - Double Alder Door Entry - Australian Cypress Floor - Large Window

MASTER BEDROOM CLOSET

9' 6" X 14' 6" Custom Alder Shelved Master Bedroom Closet/Dressing room
Porcelain Tile Flooring

GUEST MASTER SUITE - lower level

LOWER LEVEL

Berber Carpet
Alder Soffit T/G Ceiling
Walk-in Closet with Custom Alder Shelving & florescent lighting
Sitting / Desk Area overlooking mountains
Decorative ceiling fan with light - Canned Lighting
Connects to Double Sink Bathroom and to Private Jetted Whirlpool Tub room

DOUBLE SINK BATHROOM WITH JETTED WHIRLPOOL TUB - lower level

Granite Counter Top with Double Kohler Sinks
Alder Cabinets
Double Door Alder Linen Closet & Shelving
Lodge Theme Hardware
Whirlpool Massage Jet Tub & Tile Shower with Limestone Surround
Moen Oil Rubbed Bronze Faucets, Fixtures & Sconces
Aspen T/G Ceiling
Tile Flooring

RECREATION ROOM- lower level

Tile Flooring Throughout
Aspen T/G Ceiling
Center Fan and Light - Several canned lights
Wired for Stereo Speakers
Large Panoramic Windows
Large Sliding Glass Door Exits to Private Covered Patio and Circular Driveway

LAUNDRY ROOM - lower level, second laundry room

Alder Cabinets - Double Alder door entry
220 Volt Outlet for Washer/Dryer set up

GUEST BATHROOM (3/4)

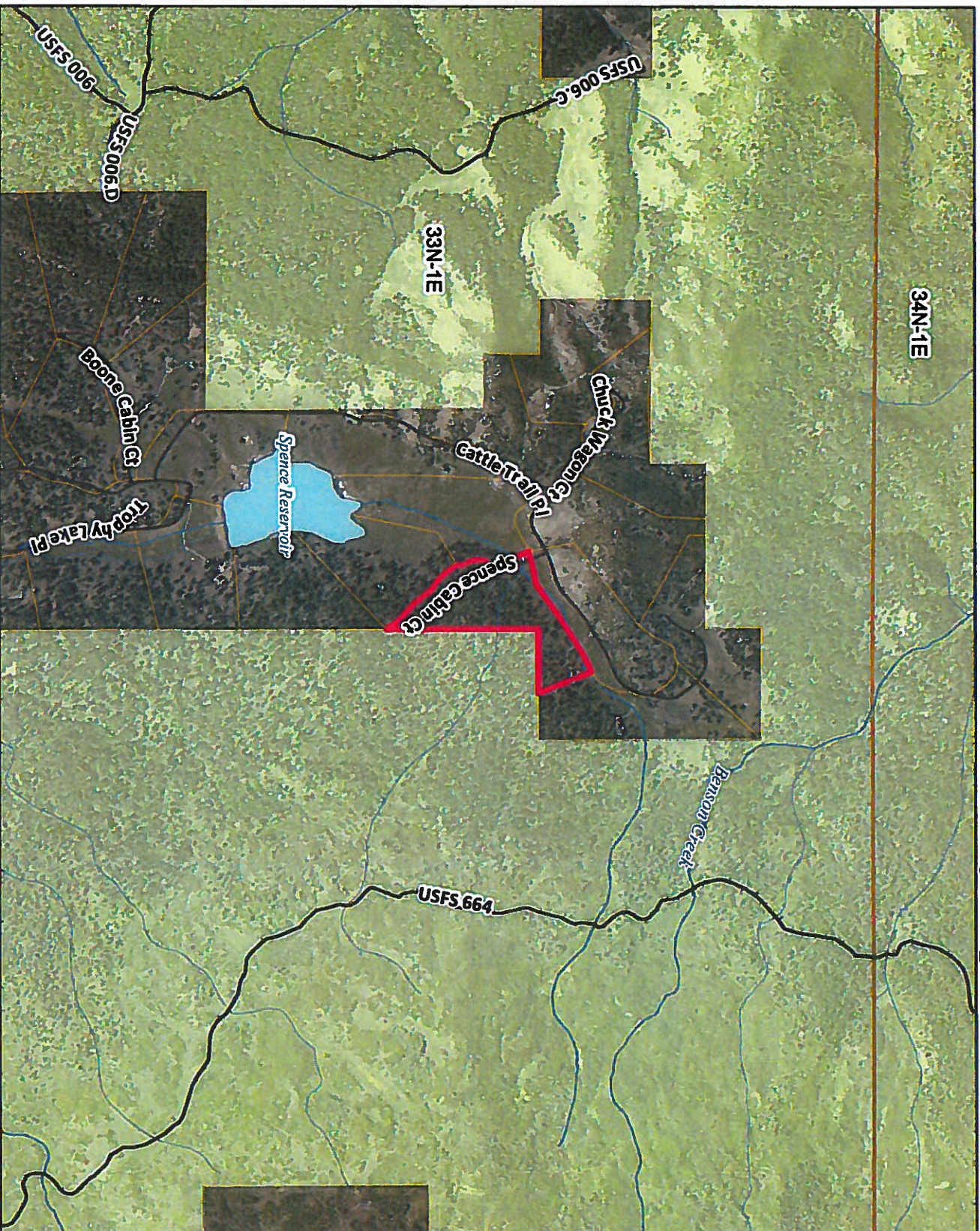
Granite Counter top with Kohler sink
Moen Oil Rubbed Bronze Faucets, Fixtures and Sconces
Large Corner Tiled Shower
Toilet
Alder Cabinets with Decorative Hardware - Alder T/G ceiling

MECHANICAL ROOM

HEATED - 1,500 sq. ft. THREE CAR GARAGE - WORKSHOP - FLY TYING AREA - SEPARATE HUNTER/GAME ROOM

Large Granite Counter top with Stainless Steel Sink and Pull Out Faucet with Hand Sprayer
Tiled Large Dog Wash with Hand Sprayer
Large Workshop Bench Areas with heavy duty shelving - Reloading Area - 220 volt electrical outlets in workshop area
Granite Fly Tying Counter Top Work Area
Hunter Ready for Hanging & Butchering Game with Separate Storage Closed Room
Garage Designed to easily fit Three (3) Large Vehicles/trucks, ATVs and more room in front for toys
Large Closet with Alder Door and auto on/off light - Window alder trimmed
Raynor 2" Steel Electric Garage Doors (2) and openers
Steel Side Door Exit/Entry - In floor radiant heat, zoned separately

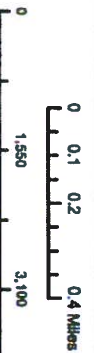
Archuleta County Map



- Highways**
- | | |
|---------------------------|---|
| Type | |
| State | — |
| US | — |
| County Roads | — |
| Roads | — |
| Lakes | — |
| Streams Named | — |
| Streams | — |
| Archuleta County Boundary | — |
| Pieces | — |
| Parcel | — |
| Townships | — |
| BLM | — |
| Devil Creek SWA | — |
| Echo Canyon SWA | — |
| Navajo State Park | — |
| Rio Grande NF | — |
| San Juan NF | — |
| Southern Ute Tribe | — |
| State Trust Lands | — |
| Town of P.S. | — |



Archuleta County Department of Information Systems



1 in = 0.39 miles
1 inch = 2,066 feet



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