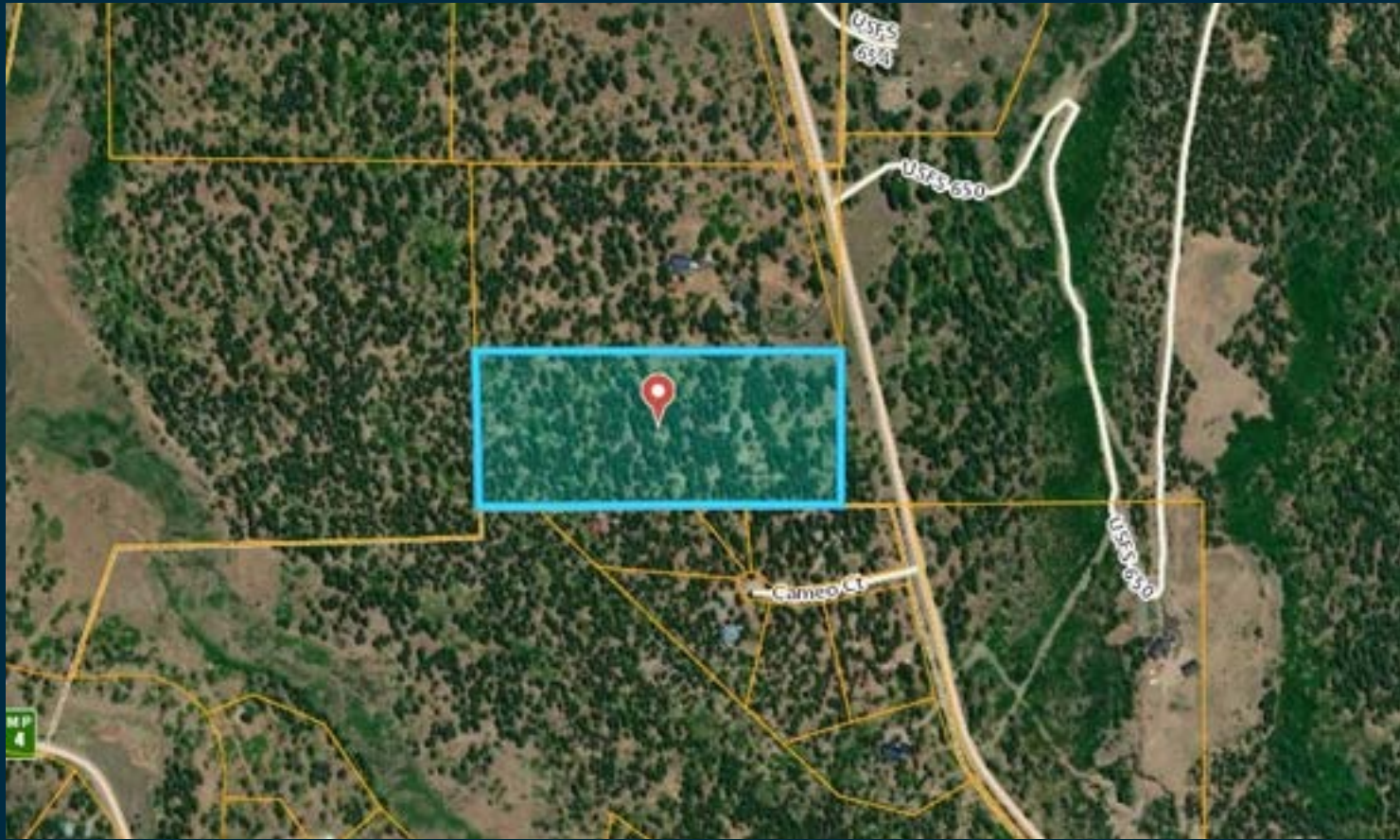




The Location

With millions of acres of National Forest and wilderness land surrounding this beautiful area, year-round recreational opportunities abound in and around Pagosa Springs. From soaking in the world famous Hot Springs and mountain biking, hiking and fishing in the many lakes and rivers, to skiing at Wolf Creek Ski Area, snowmobiling and hunting, this beautiful corner of the world will take your breath away.



Stevens Field in Pagosa Springs offers an 8,100 foot runway for private aircraft, while Durango offers commercial air service an hour away.



Information is deemed reliable but not guaranteed and should be verified prior to purchase.

The Area's #1 Real Estate Brokerage



Kim Brown
Broker Associate

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kim@gallesproperties.com

www.GallesProperties.com

de Cordova Estates

Pagosa Springs, Colorado



3700A County Rd 600
20 Acres ~ 3 Legal Lots ~ Chalet



MLS #795685



de Cordova Estates Pagosa Springs Development Opportunity

de Cordova Estates in Pagosa Springs, CO, is offering a luxury Development on 20 private acres comprised of 3 legal lots with a Modern Mountain Chalet and a 4 Bay Garage/Shop. 20 private park-like acres with no HOA with a 3 bedroom 3 bath Modern Timber Frame Style Mountain Chalet, a 4 Bay garage/Shop and a dedicated 35' pedestrian path throughout. An irreplaceable investment, prime development opportunity, private estate, large family compound and executive corporate retreat. Each parcel allows for 2 homes, a total of 6 dwellings that can be constructed here. Every parcel is already serviced by central water and electric with frost free hydrants and underground electric in place right at the cul de sac entrance for lots 1 and 2. All paved roads, privacy, and convenience. Planned and designed by a highly respected and seasoned developer, de Cordova Estates has been professionally engineered for success and offers superior infrastructure, reducing up front building costs. Past meets present. Since its original humble beginnings, this modest summer camp cabin has been thoughtfully redefined as a luxury, yet cozy modern mountain masterpiece, while preserving just the right amount of rustic old west flavor. Custom high-end finishes throughout including solid granite

countertops, handcrafted floating staircase, custom cabinetry, stainless appliance package, engineered hardwoods, solid Doug fir decks and industrial lighting and fixtures. Primary living is all on the main floor with private master suite having a spacious bath, study and gas fireplace, Great room with towering moss rock wood burning fireplace and custom contemporary floating staircase, Chefs kitchen with custom cabinetry and stainless appliances, Dining area with gas fireplace, separate mud room entry with laundry, and sprawling lighted vaulted covered Doug Fir Deck. The original top floor has just been opened up to expose the soaring vaulted great room ceiling and show off the natural light inviting windows throughout. The second floor has 2 large bedrooms along with a spacious full bath and study, providing added privacy and space for everyone. To take it one step further, lots 1 and 2 have already been marked with careful consideration to propose what very well may be the ideal sites to build. This is the only development opportunity of its kind in Pagosa Springs. Be sure to take the brand new video tour and check back often to see all of the new images for the completed luxurious Mountain Chalet; Call for more information and to schedule your private tour.

PROPERTY SNAPSHOT



GENERAL INFORMATION

- ~ 20 Acres
- ~ Planned Development Or Estate
- ~ 3 Legal Lots
- ~ 4 Bay Garage/Shop



CHALET (Sched. Completion 8/22)

- ~ 3 Bedrooms, 3 Baths
- ~ Floating Staircase, Hardwoods
- ~ Moss Rock Fireplace
- ~ Chef's Kitchen
- ~ Main Level Master Suite, Study
- ~ Solid Douglas Fir Decks



INFRASTRUCTURE

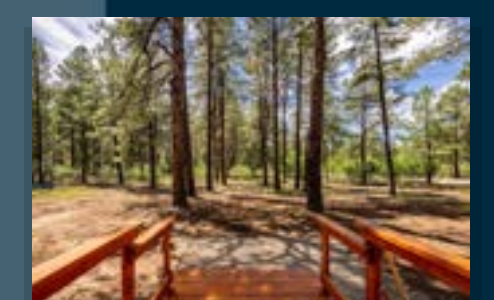
- ~ Central Water/Electric Each Lot
- ~ Frost-free Hydrants
- ~ Paved Roads
- ~ Marked Build Sites On 2 Lots
- ~ Internet, Cell Phone Service



TAXES/ZONING

- ~ Taxes TBD (2022)
- ~ Zoned Residential, Agricultural

Please note that current year taxes may differ from prior year. Buyers are advised to refer to County records for additional information.



**20 Acre Development Opportunity Or Private Ranch
Retreat In Pagosa Springs**