



## 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



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# Navajo River Retreat

Pagosa Springs, Colorado



101 Brave Court

National Forest Access ~ 35.10 Acres ~ Gated Community



MLS #798831





# Navajo River Ranch

## Southwest Colorado Charm

Beautiful mountain home nestled in the valley backing to BLM and National Forest. The location of the property is completely private but has easy access as it is located just inside the gated community of Navajo River Ranch. Great floor plan with approximately 3,600 SF, 2 car oversized garage with workshop area. Tons of windows in the great room kitchen and dining to provide plenty of sunlight and create an even larger feel. The kitchen, living room and dining area is great room style with vaulted ceilings, beautiful elk chandelier and a floor to ceiling fireplace centered in it. The kitchen has a gourmet thermador stove, walk in pantry, ample cabinets and a large granite island for extra seating or entertaining. Master bedroom is bright and sunny, has beautiful views, a fireplace, a large walk in closet and a large master bath.

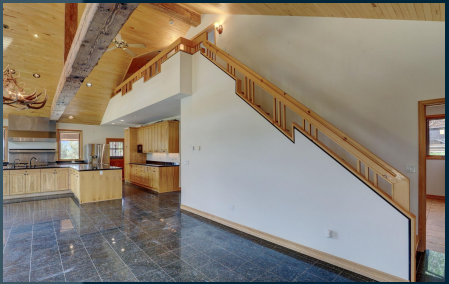
The second main level bedroom is currently being used as an office and an additional full bath located on the main level. The third bedroom is upstairs with a private deck and bathroom. Sit outside on the expansive deck and enjoy the view of Navajo Peak or down the valley or just enjoy the quiet outdoors. Mature landscaping with a fenced in yard. The property also includes a large shop with a bunk house and a pole barn for equipment. Excellent 35 acre parcel with incredible views. You can ride your horse out your back door to thousands of acres of untouched BLM and National Forest land. Close to the county road and main gate entrance of Navajo River Ranch, a community of outdoor enthusiasts. Enjoy your own piece of paradise tucked in the mountains. This property checks a lot of boxes for many buyers and won't last long.

# PROPERTY SNAPSHOT



### GENERAL INFORMATION

- ~ 35.10 Acres
- ~ Gated Entrance
- ~ Navajo River Ranch
- ~ Custom Mountain Design
- ~ Main Level Master
- ~ Gourmet Chef's Kitchen
- ~ Open Floor Plan
- ~ Floor to Ceiling Windows
- ~ Covered Deck
- ~ 2-Car Attached Garage
- ~ Custom Workshop
- ~ Barn with Hay Storage
- ~ Incredible Views



### INFRASTRUCTURE

- ~ Century Link High-speed Internet
- ~ Phone - Cell Reception
- ~ Shared Well
- ~ Private Septic



### TAXES/ZONING

- ~ \$2,515.40 (2022)
- ~ Zoned Residential

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



Custom Designed Home With Barn,  
Privacy and Views in Navajo River Ranch✕