



# SOUTHWEST RETREAT

82 CASTLE PLACE, PAGOSA SPRINGS, CO



GALLES  
PROPERTIES

5.43 Fenced Acres  
4 Stall Barn  
2,817 SF Home

# The Property

Presenting 82 Castle Place, a beautiful Colorado equestrian estate with a 2,817 SF home and Barn on 5.43 fenced and cross-fenced acres in Pagosa Springs, Colorado. The 3 bedroom/2.5 bath Southwestern-style residence offers an open concept main level plan that seamlessly integrates the living room, dining area, kitchen, and a luxurious primary suite. Breathtaking sunrise vistas can be enjoyed from the deck off the living room, and serene sunsets from the deck adjoining the kitchen. While the lower level offers a generous family room, two additional bedrooms, a full bath, and abundant storage space. Recent upgrades completed between 2021 and 2022 include brand-new stainless steel appliances, side-mounted garage door openers, plush bedroom carpeting, master bath faucets, and numerous other enhancements. The newly installed modular barn offers either four stalls or three stalls with a foaling stall, all with automatic water systems and adjacent outdoor paddocks. Inside the barn, you'll discover a convenient cowboy condo/office, a well-appointed wash rack with water supply, a tack room, and covered storage for hay and equipment. Frost-free hydrants are positioned at each corner of the barn for added convenience. The meticulously landscaped areas surrounding the barn, pastures, and the pathway to the residence have all been thoughtfully paved with concrete, crushed asphalt, and gravel/rock, ensuring mud-free accessibility year-round. A rare offering with a plethora of features and amenities that truly exceed description.





# Snapshot

## PROPERTY SNAPSHOT



### GENERAL INFORMATION

- ~ 5.43 Acres (Fenced)
- ~ 2,817 SF Home (3 BR/2.5BA)
- ~ Smart Home
- ~ Security System (Home & Barn)
- ~ Mountain Views
- ~ Main Level Primary Bedroom
- ~ Landscaping
- ~ Attached 2-Car Garage
- ~ 4-Stall Barn + Tack Room/Office



### INFRASTRUCTURE

- ~ Central Water
- ~ Propane/Tank Owned
- ~ Internet
- ~ Phone - Cell Reception

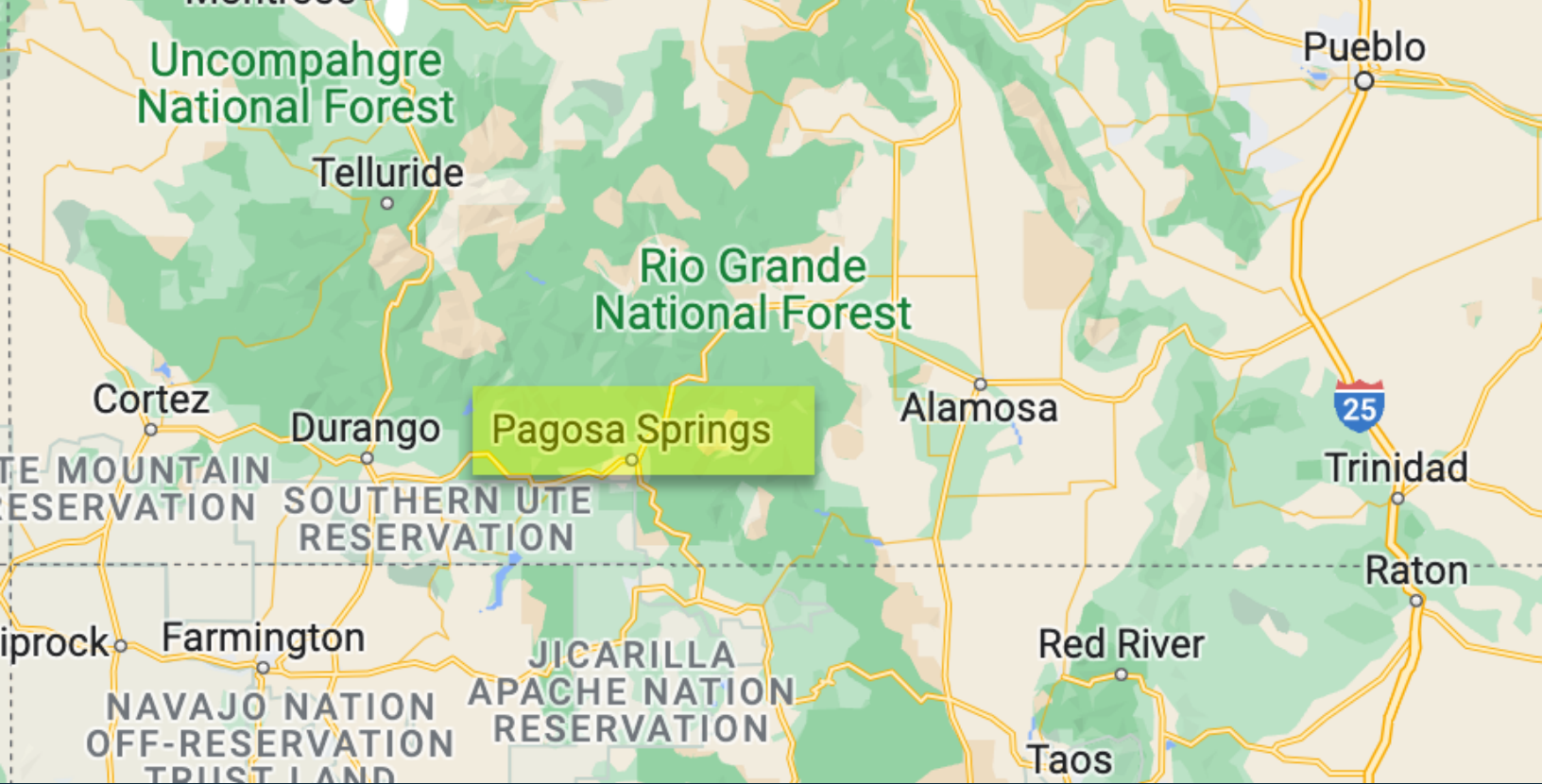


### TAXES/ZONING/SUBDIVISION

- ~ \$2,129.76 (2022)
- ~ Zoned Residential
- ~ Pagosa Meadows



PLEASE NOTE THAT CURRENT YEAR TAXES MAY DIFFER FROM PRIOR YEAR. BUYERS ARE ADVISED TO REFER TO COUNTY RECORDS FOR ADDITIONAL INFORMATION.



# *The Location*

## WHERE IS PAGOSA SPRINGS, CO?

### FLYING TO PAGOSA SPRINGS

Commercial air service is available at La Plata County Airport in Durango with direct flights to Denver, Phoenix and seasonally to Dallas. Private air service is available in Pagosa Springs at Stevens Field.

### DRIVING TO PAGOSA SPRINGS

Albuquerque	214 Miles
Santa Fe	152 Miles
Denver	277 Miles
Durango	60 Miles



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





# The Lifestyle

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.





# Discover Pagosa Springs



OFFERED BY

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