

# WHISPERING WOOD GEM

520 B WHISPERING WOOD DRIVE, PAGOSA SPRINGS, COLORADO



8.6 Private Acres  
Mountain Views  
Home, Guest Cabin



# The Property

This exquisite, custom-built home is nestled among ponderosa pines, has mountain views and BORDERS the San Juan National Forest. Unique, end of road setting with private access to hike and explore nature, this property consists of two parcels totaling 8.6 acres and is not in an HOA. The main home is beautifully designed and situated for solar efficiency, with timber frame posts and beams, custom doors and trim, built-in wood burning fireplace, Douglas Fir cabinets, granite and custom tile work throughout, open floor-plan concept with fabulous kitchen and bar, glass block natural lighting, air exchange system and other creative design features not to be missed. Two covered decks totaling 720 sq. ft. as well as a guest suite patio area with hot tub. The primary suite is on the main floor along with an office, additional guest bedroom and full bath. Downstairs is the oversized two-car garage with workshop, tons of storage and the full mother-in-law apartment or guest suite, currently used as a short-term rental. Outside you'll find the grounds beautifully landscaped with nicely laid out paths leading to the guest cabin, firepit, BBQ area, reading nook and green house. RV parking is available with blacktop and FULL hook-ups. Cabin and guest suite are 100% furnished and ready to rent. This property has it all!



# Snapshot

## PROPERTY SNAPSHOT



### GENERAL INFORMATION

- ~ 8.6 Acres | 2 Parcels
- ~ 3,465 SF Home (4 BR/4 BA)
- ~ Borders Nat'l Forest
- ~ Mountain Views
- ~ Custom Interiors
- ~ Radiant In-floor Heat
- ~ 2-Car Garage + Shop
- ~ Guest Suite w/Sep. Entrance
- ~ Guest Cabin
- ~ Outdoor Entertainment Area
- ~ Cabin, Guest Suite Are Furnished
- ~ Main Home Partially Furnished



### INFRASTRUCTURE

- ~ Cistern - Well, Septic System
- ~ Electric
- ~ Propane/Tank Owned
- ~ Internet
- ~ Phone - Cell Reception



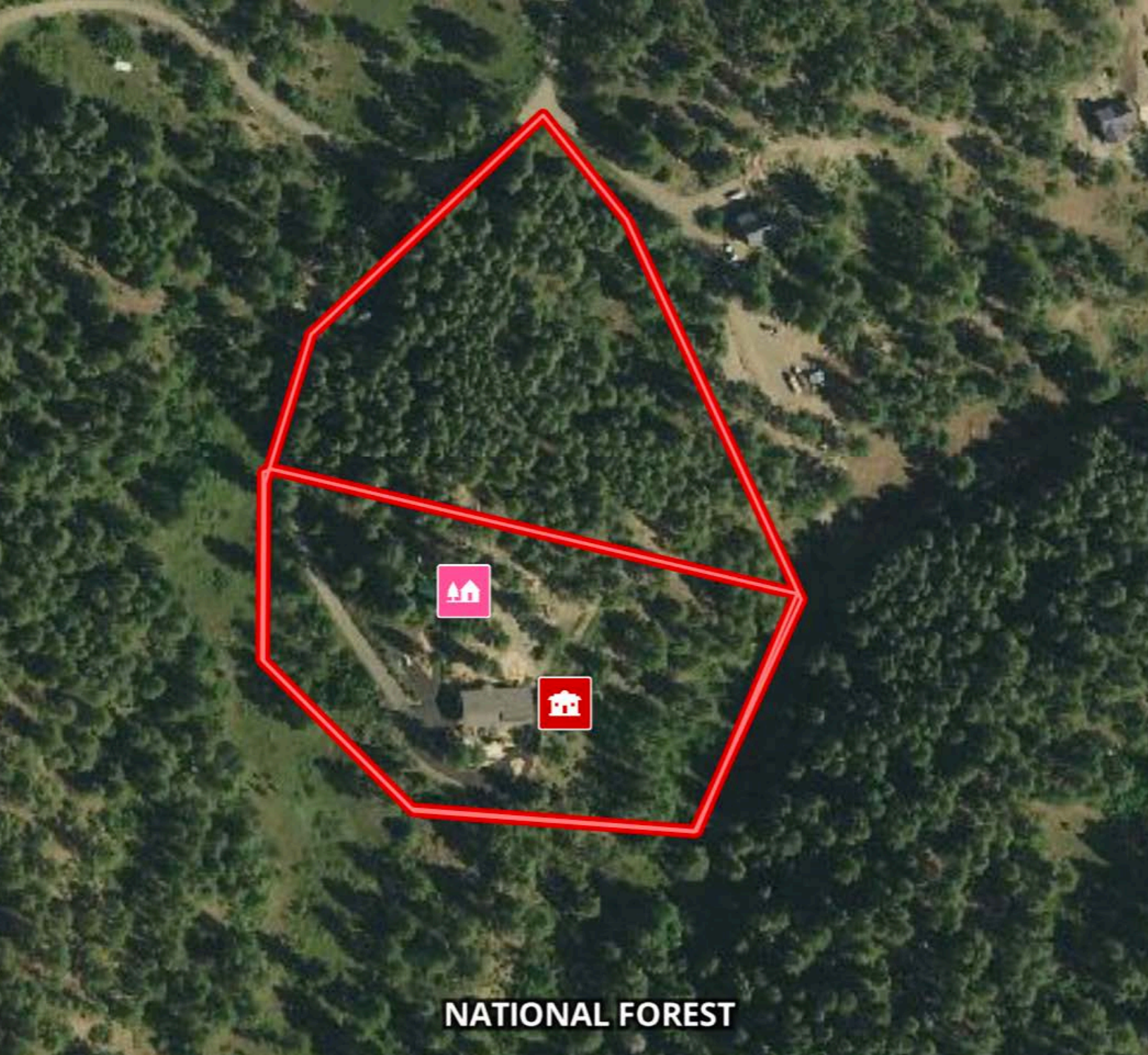
### TAXES/ZONING/SUBDIVISION

- ~ \$4,450.48 (2023)
- ~ Zoned Residential
- ~ No HOA



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





**NATIONAL FOREST**

# *Interactive Map Tour*

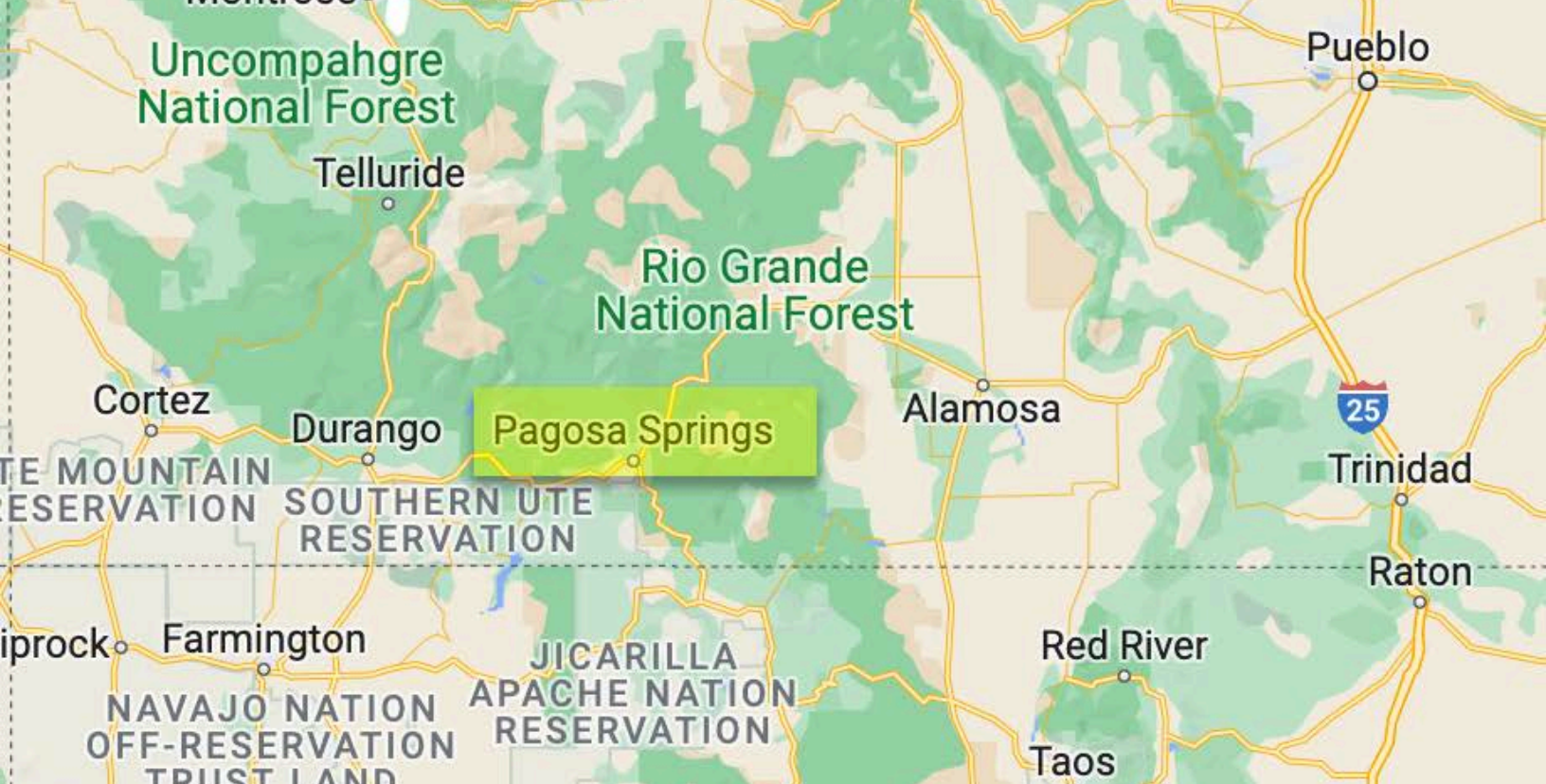
*Click Image Above To View Interactive Map*

View this beautiful property with our Interactive Map Tool and explore all that SW Colorado has to offer!









# *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.





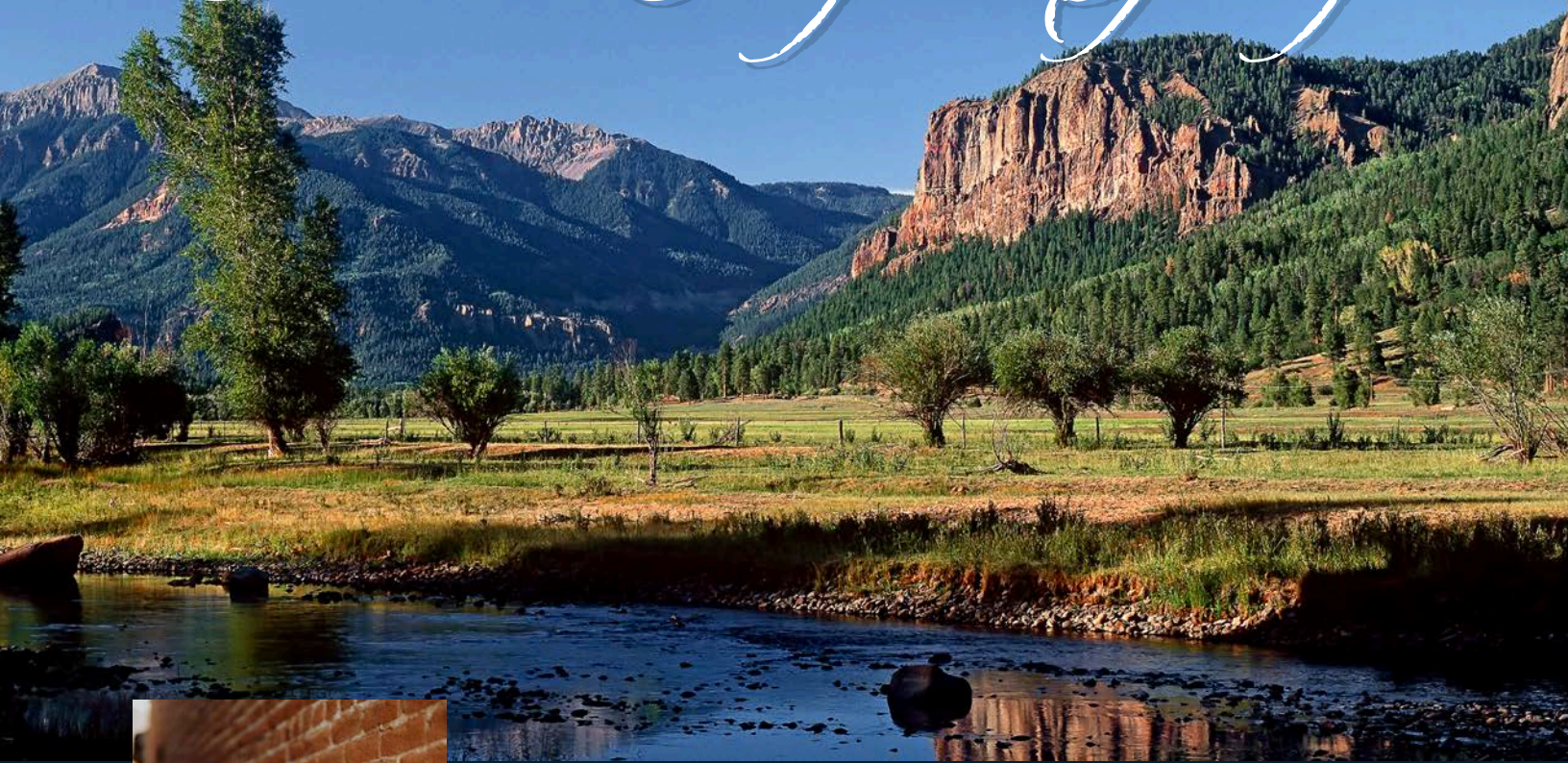
# The Lifestyle

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



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Information presented here is intended to be accurate but is not guaranteed and should be verified with an independent party prior to purchase.