

TIMBER RIDGE RETREAT

177 ANTERO DRIVE, PAGOSA SPRINGS, COLORADO



5 Private Acres
Mountain Views
3,723 SF Home

The Property

This stunning home on 5 acres offers breathtaking Colorado mountain views and meticulous maintenance. The main level features an open floor plan with a dual-sided fireplace and a primary suite with a walk-in closet and spacious bathroom. The finished basement includes 2 ensuite guest rooms, a mini-kitchen, breakfast nook, and den. The oversized 3-car garage and workshop have a dumb waiter for groceries. Enjoy the wrap-around deck with the included Weber grill and outdoor furniture. The home has upgraded Anderson windows, new blinds, a tankless hot water heater, and a new furnace. Sold furnished, this home won't last long!



Snapshot

PROPERTY SNAPSHOT



GENERAL INFORMATION

- ~ 5.0 Acres
- ~ 3,723 SF Home (4 BR/3.5BA)
- ~ Fully Furnished
- ~ Mountain Views
- ~ Walk-in Closet
- ~ Large Open Kitchen
- ~ 3-Car Garage
- ~ Nicely Landscaped
- ~ 2 Ensuite Guest Rooms



INFRASTRUCTURE

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



TAXES/ZONING/SUBDIVISION

- ~ \$3,474.60 (2022)
- ~ Zoned Residential
- ~ Timber Ridge



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



Aerial Tour

Click Image Above To View Video

Take an aerial tour of this beautiful property.

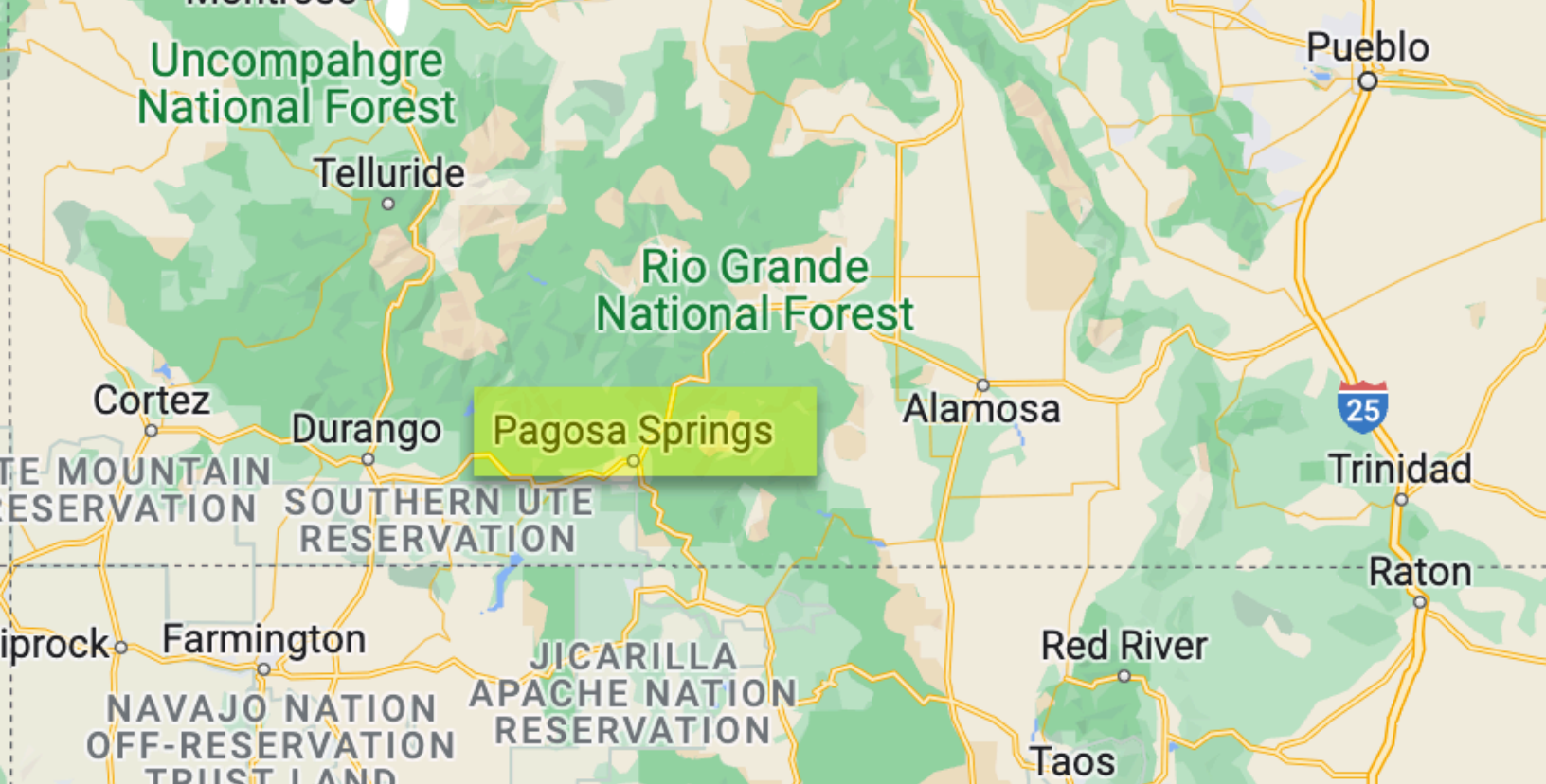


360 Degree Tour

Click Image Above To View Video

Take a 360 degree tour of this 3,723 SF home with 4 bedrooms, 3.5 baths on flat land with views of the San Juan Mountains.





The Location

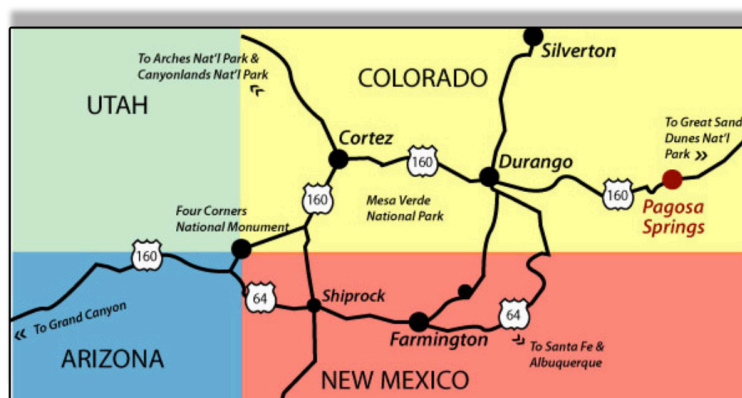
WHERE IS PAGOSA SPRINGS, CO?

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.



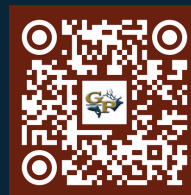
Discover Pagosa Springs



OFFERED BY

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