

Property Fact Sheet

10/01/2009 11:16 AM



Address: **135 Glade Drive**
Pagosa Springs, CO 81147

Address 2:

Price: **\$119,700**MLS #: **631971**Status: **Active**Area: **PS03 (Pagosa Lakes)**Apx. Total Acres: **2.60**Apx. Irrig. Acres: **0.00**

Privacy on over 2.5 acres adjoining Fairway. This beautiful parcel sits high and overlooks the water and the golf course, has big views in all directions. Owners had property on market for \$225,000 and paid \$169,000 over 3 years ago. Take advantage of this incredible opportunity to own one of the finest lots in The Ranch community at this bargain price. NO BETTER PRICE, NO BETTER PROPERTY

Directions: N PAGOSA BLVD TO ANTELOPE... RIGHT TO GLADE TO SIGN

<u>Location and Utilities</u>				<u>Features</u>	
Board Name	Pagosa Springs	Sewer H/U Avail	Yes	LOT SIZE	1-5 Acres
County	Archuleta	Sewer/Septic In	No	/ACREAGE	
Subdv #		Sewer Paid	Yes	ZONING	Residential Single Family
Subdv Name	The Ranch	Water Tap Avail	Yes	LAND USE	Platted Subdivision
	Community - 03	Water Tap Installed	No	PROPERTY TYPE	Residential/Single
	Cnty Code 00294	Water Tap Paid	Yes	LOT	Cleared, 150'+ Frontage,
Elevation		Water Rights	No	DESCRIPTI	Adjacent to Golf Course, Adj
Water Supplier	PAWS	Mineral Rights	No	ON	to Greenbelt/OpenLand
Total # Water Taps		Modular or Mobile Allowed	No	UTILITIES	Underground Electric,
Total # Sewer Taps					Electric Near, Underground
Electric Supplier	LA PLATA				Phone, Phone Near,
					Propane
				DOM WATER	Domestic Water Available,
					Domestic Water Tap Paid
				DOM SEWER	Sewer Available, Sewer Tap
					Fee Paid
				STREET	Gravel
				DESC.	
				/ACCESS	
				TOPOGRAPH	Rolling
				Y	

<u>Property Information</u>				<u>Additional Features</u>	
Elem. School	Pagosa Elementary	Total Taxes \$	4700	HOA INCLUDES	Other
Middle School	Pagosa Middle	Tax Year	2008	DOCUMENTS ON	Plot Plan/Plat/Survey,
High School	Pagosa			FILE	Legal Description
Fronts		Tax Parcel #	569917212003	DISCLOSURES	Covenants
Lot Dimension	irregular	Price/Sqft	1.06	TERMS	Cash, Conventional
Lot Dim. Source	county	Price/Acre	46038.46	AVAILABLE FOR	No
# shares	none	Map Horizontal		AUCTION	
		Map Vertical		VIEWS	MOUNTAINS, WATER
					/RIVER, Other

LegLot Blockal/: **TRC Lot 57**Listing Office: [Dutton Creek Realty](#)List Agent: [Roger Horton](#)

This information is deemed reliable, but not guaranteed.

Pictures



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