

## CLIENT HANDOUT



MLS #	<b>595546</b>
Class	<b>LAND</b>
Type	<b>Residential</b>
Asking Price	<b>\$350,000</b>
Board Name	<b>Pagosa Springs</b>
Address	<b>217 Cool Pines Drive</b>
City	<b>Pagosa Springs</b>
Status	<b>Active</b>
Sewer H/U Avail	<b>Yes</b>
Sewer/Septic In	<b>No</b>
Sewer Paid	<b>Yes</b>
Water Tap Avail	<b>Yes</b>
Water Tap Installed	<b>No</b>
Water Tap Paid	<b>Yes</b>
Water Rights	<b>No</b>
Mineral Rights	<b>No</b>



Presented By: [Fairfield Pagosa Realty](#)

Prepared Courtesy of: **Dave E Leibson - (970) 946-3584**  
**Fairfield Pagosa Realty**

### General Info

Zoning	<b>Residential</b>	Legal/Lot Block	<b>CTR 1 / L 73</b>
Subdv #	<b>121</b>	Press System Y/N	
Subdv Name	<b>Colorado Timber Ridge</b>	Adjudicated Y/N	
	<b>1 - 03 Cnty Code 00121</b>	Water Supplier	<b>PAWS</b>
County	<b>Archuleta</b>	Sewer Supplier or Septic	<b>PAWS</b>
Elem. School	<b>Pagosa Elementary</b>	Gas Supplier	<b>NA</b>
Middle School	<b>Pagosa Middle</b>	Electric Supplier	<b>LPEA</b>
High School	<b>Pagosa</b>	Curbs/Gutters In/Paid Y/N	
Fronts		Homeowners Assoc	<b>Yes</b>
Lot Dimension	<b>4.27 Acres</b>	HOA Dues	<b>\$500.00</b>
Lot Dim. Source	<b>County Records</b>	HOA Dues Frequency	<b>Yearly</b>
Apx. Total Acres	<b>4.27</b>		
Apx. Irrig. Acres	<b>0.00</b>		
Irrig. Dist	<b>NA</b>		
int4_2			

### Financial

Special Assessment Y/N	<b>No</b>	Tax Schedule #	<b>569928130073</b>	Possession	
Old Taxes		EM Deposit \$	<b>\$5000.00</b>	Title Company	<b>GDT</b>
Tax Year	<b>2006</b>	EM Holder	<b>GDT</b>		

### Features

LOT SIZE/ACREAGE	<b>1-5 Acres</b>	LOT DESCRIPTION	<b>Wooded</b>	TERMS	<b>Cash, Conventional</b>
PROPERTY TYPE	<b>Residential/Single</b>	UTILITIES	<b>Underground Electric, Underground Phone</b>		
		STREET DESC./ACCESS	<b>Paved</b>		
		TOPOGRAPHY	<b>Sloped</b>		

### Remarks

**Views of Eastern Range, including Square Top and Quartz Ridge from this 4.27 acre home site. Paved roads. Central sewer, paved roads and extensive open space distinguish this upscale area from most other small-acreage developments. Exclusively planned community designed for open space and low density. Recreational amenities include equestrian center; open spaces w/greenbelt; mountain and nature trails & parks. Abundant wildlife!**

This information is deemed reliable, but not guaranteed.

The selected view does not have a layout for the current listing's class.<BR> Please refer to Paragon Help for more information on setting up a class for custom views.