



Status Active
MLS # 793306
Class LAND
Type Multi-Family
Address 2116 County Rd. 600
City Pagosa Springs
County Archuleta
Zip 81147
Area PS03 (Pagosa Lakes)
Subdv Name Lake Pagosa Park - 03 Cnty Code 00290

Asking Price \$112,500
Price/Acre \$239,361.70
Apx.Total Acres 0.470
Apx. Irrig. Acres
Water Rights/Irrig. No
Sewer Tap Avail Yes
Sewer/Septic In No
Sewer Paid Yes
Water Tap Avail Yes
Water Tap Installed No
Water Tap Paid Yes
Modular/Mobile Allow No



Virtual Tour:

PROPERTY DETAILS

ZONING	Residential Multi Family, Residential Single Family	Irr. Water Desc/Amnt	
Lot Dimension		Irrigation/Water District	
Acres Source		Water Well	No
Legal/Lot Block	LAKE PAGOSA PARK Block: 3 Lot: 4 LPP Sec: 8 Twn: 35 Rng: 2W	Water Supplier	Pagosa Area Water and Sanitation
Water Front	No	Sewer Supplier	Pagosa Area Water and Sanitation
Fronts		Gas Supplier	Black Hills Energy
Income Producing	No	Electric Supplier	La Plata Electric Association
Horse Setup	No	Middle School	Pagosa Springs 5-8
Mineral Rights	Unknown	High School	Pagosa Springs 9-12
		Elem. School	Pagosa Springs K-4

PROPERTY DESCRIPTION / REMARKS

This is a great lot with all utilities to the property and tap fees paid. Tucked into the trees, this is ideal for a single family or a triplex as this is residential and multi-family P.U.D. zoned. Close to the lake, shopping, restaurants, grocery store and more. Driveway access has already been permitted, paid for and rough cut in. You really have to walk this property, it is beautiful. The lot contiguous to this is also available at 2090 CR 600 (same owner) so both are available for \$225,000 giving you almost a full acre and make this a 6-plex or possibly more. Paved roads to property. Seller has a set of plans that has been approved by PLPOA for a 3/2 stick built SFR and the stakes are already set for this layout. This is just waiting for you.

FEATURES

CURRENT PROPERTY USE	Residential Single family	UTILITIES	Electricity, Natural Gas Near
POSSIBLE PROPERTY USE	Residential Single Family	DOMESTIC WATER	Tap Paid, Public, Tap Available
STREET DESCRIPTION/ACCESS	Paved	DOMESTIC SEWER	Sewer Tap Available, Sewer Tap Paid
LOT SIZE/ACREAGE	.5-.99 Acres		
PROPERTY DESCRIPTION	Cleared, Wooded Lot		
TOPOGRAPHY	Level, Sloped		

PARCEL / TAX / HOA

Parcel ID # 569908115012
Tax Account ID
Tax Year 2021
Total Taxes \$ 420.04
Special Assemnt Y/N No

Covenants Y/N YES
HOA Y/N Yes
HOA Name Pagosa Lakes Property Owners Assoc
HOA/Metro Fees 300.00
HOA/Metro Fees Frequency Annually

SOLD INFO

Sold Price
Sold Price/Acre
Contract Date
Closing Date
How Sold
Concessions Y/N
Concessions
Additional Comments

Selling Agent 1 - Agent Name
Selling Office 1 - Office Name
Selling Agent 2 - Agent Name
Selling Office 2 - Office Name

