



The Location

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.



Stevens Field in Pagosa Springs offers an 8,100 foot runway for private aircraft, while Durango offers commercial air service an hour away.



Information is deemed reliable but not guaranteed and should be verified prior to purchase.

The Area's #1 Real Estate Brokerage



www.GallesProperties.com



Diane Burnett
Broker Associate

(970) 749-4303

diane@gallesproperties.com

www.GallesProperties.com

Whispering Wood Retreat

Pagosa Springs, Colorado



520 B Whispering Wood Drive
Custom Home ✕ | ✕ Guest Cabin ✕ | ✕ Nat'l Forest



MLS #802224



Whispering Wood

Whispering Wood Retreat

This exquisite, custom home is located 7 miles from town and nestled among towering ponderosa pines with mountain views bordering the San Juan National Forest. With a unique, end-of-the-road setting with private access to hike and explore nature off the beaten track, this property consists of two parcels and is not located in an HOA. The main home is beautifully designed and situated for solar efficiency, with timber frame posts and beams, custom doors and trim, a built-in wood burning fireplace accented by polished concrete hearth, Douglas Fir cabinets, granite and custom tile work throughout, open floor-plan concept with fabulous kitchen and bar, curved walls, glass block natural lighting, air exchange system keeping inside air fresh while maintaining thermal efficiency, thoughtful storage options and other creative design features not to be missed. Enjoy in-floor radiant heat throughout the house and garage provided by a solar hot water exchange tank with high-efficiency boiler for back up and built-in central vac on both living spaces, including the garage. Two covered decks total 720 sq. ft.

and a guest suite patio area has a hot tub. The master suite is on the main floor along with an office, additional guest bedroom and full bath. Downstairs is the oversized two-car garage with a workshop, ample storage and a full mother-in-law apartment or guest suite. Currently used as a short-term rental, the guest suite has a bedroom, bath, full kitchen and private entrance. Outside, the grounds are beautifully landscaped with nicely laid out paths leading to the guest cabin, firepit, BBQ area, reading nook and green house. The cabin is cozy and inviting with covered front deck, private two-person hot tub, bath, kitchenette, and gas fireplace. RV parking is available with blacktop and full hook-ups. All living areas are offered furnished to include grills, tvs and most artwork, etc. The cabin and guest suite are 100% ready to rent. The two lots allow you to build two more homes or cabins. Whether you are looking for a large family home with plenty of room for guests, a family or corporate retreat with the opportunity to expand, or a home with additional short-term rental options, this property has it all.

PROPERTY SNAPSHOT



GENERAL INFORMATION

- ~ 8.6 Acres - 2 Parcels
- ~ Borders Nat'l Forest
- ~ Beautiful Custom Main Home
- ~ Guest Suite: Sep. Entrance, Kitchen
- ~ Guest Cabin w/Hot Tub
- ~ RV Parking w/Full Hook-ups
- ~ Extensive Decking
- ~ Fire Pit, BBQ Area
- ~ Green House
- ~ No HOA
- ~ Offered Furnished

INFRASTRUCTURE

- ~ Internet Service
- ~ Phone - Cell Reception
- ~ Domestic Well, Septic System
- ~ Designed For Solar Heating

TAXES/ZONING

- ~ \$3,223.96 (2021)
- ~ Zoned Residential

Please note that current year taxes may differ from prior year. Buyers are advised to refer to County records for additional information.

**End-Of-The-Road Privacy, National Forest & No HOA
Make This A Rare Find**