

LAKE FOREST ESTATES LUXURY

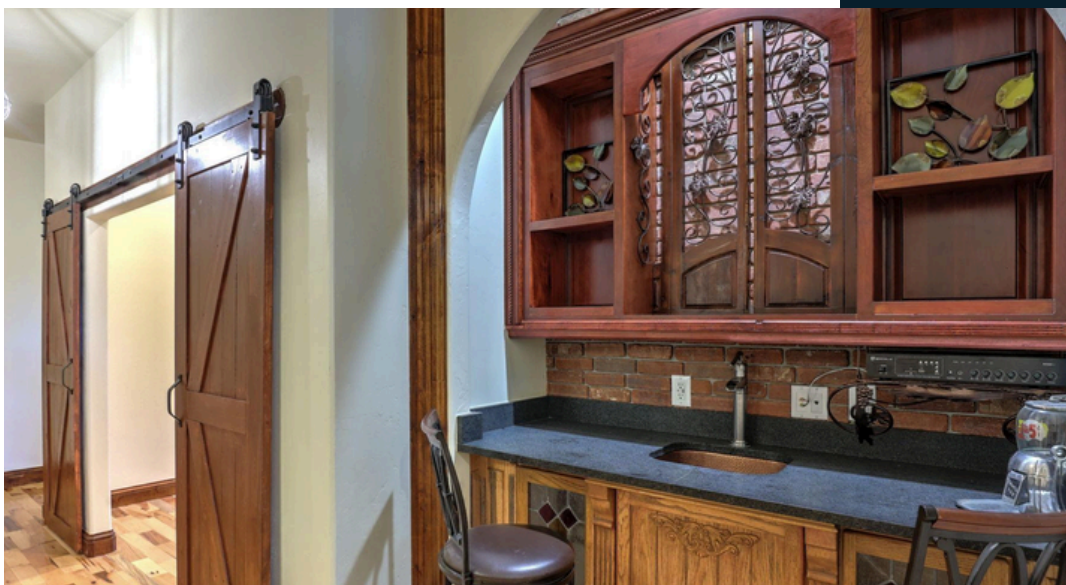
165 BEAVER CIRCLE, PAGOSA SPRINGS, COLORADO



4 Bedrooms/4 Baths
Mountain Views
2,992 SF Home

The Property

Enjoy a truly beautiful Tuscan Mountain Home. This home is a true masterpiece, designed with flow and timeless elegance. Ten-foot walls provide a spacious feel without temperature issues. Custom trim, rock, and ironwork balance the design. Offering stunning lake and mountain views, this single-level, 4 bed/4 bath energy-efficient smart home is close to hiking and biking trails. At 2,992 square feet, it includes two master suites, high-end finishes, air conditioning, and extras. The chef's kitchen has granite countertops, built-in appliances, and a butler's pantry. Luxurious features include heated floors, sauna, fireplaces, a large garage, and a private heated patio with copper finishes.



Snapshot

PROPERTY SNAPSHOT



GENERAL INFORMATION

- ~ 2,992 SF Home (4 BR/4BA)
- ~ 2 Master Suites
- ~ Mountain and Lake Views
- ~ Radiant In-floor Heat
- ~ Chef's Kitchen w/Butler Pantry
- ~ 1 Floor Energy Efficient Home
- ~ Multiple Fireplaces
- ~ Large Garage
- ~ Ten Foot Walls
- ~ Heated Outdoor Patio



INFRASTRUCTURE

- ~ Central A/C
- ~ Public Sewer and Water
- ~ Internet Available
- ~ Phone - Cell Reception



TAXES/ZONING/SUBDIVISION

- ~ \$1,133.92 (2023)
- ~ Zoned Residential
- ~ Lake Forest Estates - 03



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

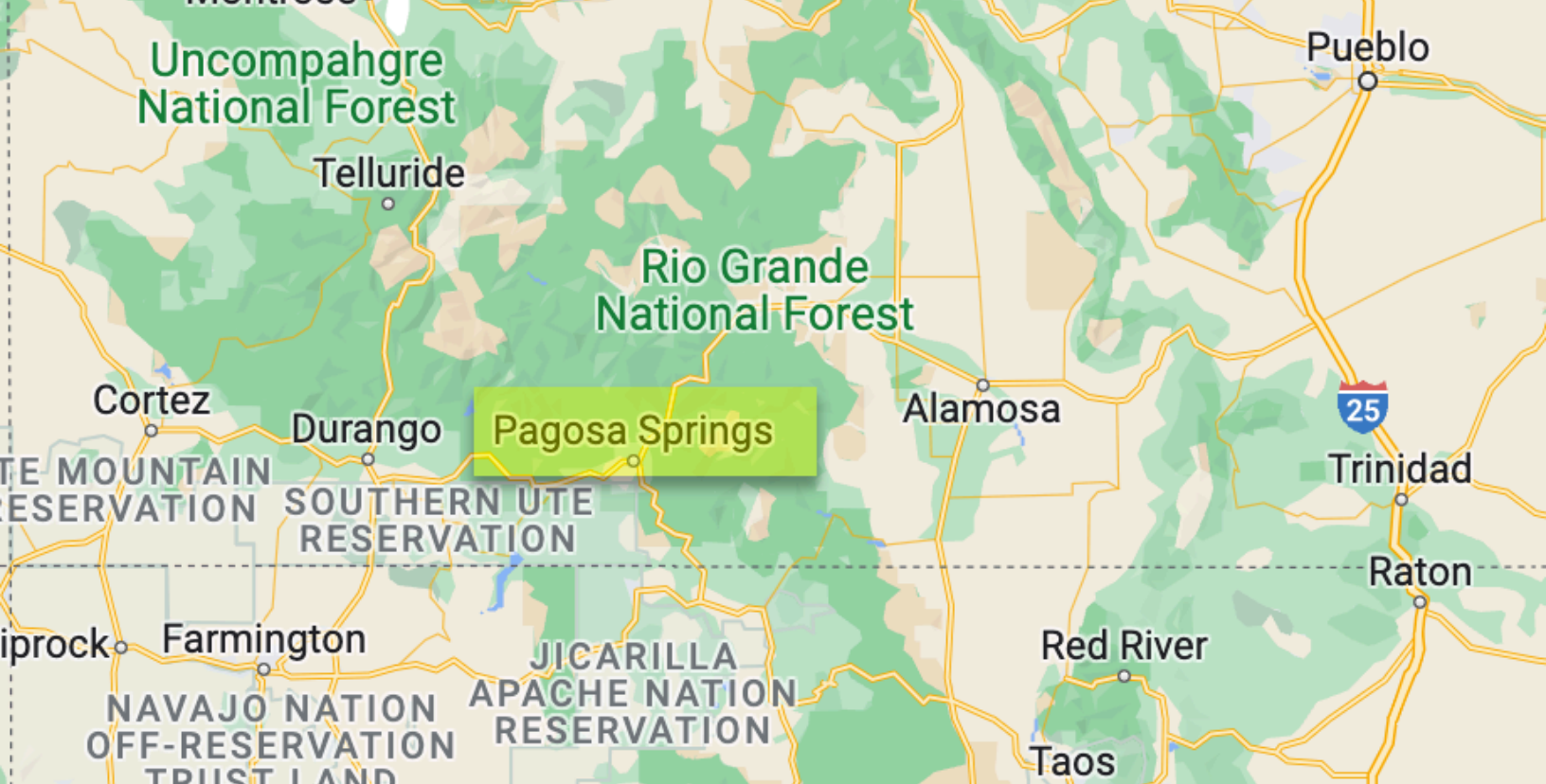


Aerial Tour

Click Image Above To View Video

Take an aerial tour of this beautiful property.





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



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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.