



# LAKE FOREST BEAUTY

417 STEVENS CIRCLE, PAGOSA SPRINGS, CO



3,926 SF Home  
2 Acres  
4 BR/4 BA

# The Property

Welcome to your Pagosa Springs dream home in the highly desirable Lake Forest Estates. This stunning property sits on a sprawling 2 acres of lush greenery, Aspen, Ponderosa Pine and Gamble Oak and boasts a fully furnished 3,926 SF home with 4 bedrooms and 4 baths, plus a newly built 3-car garage connected by a covered walkway. Breathtaking views are showcased by high ceilings and large windows in the Great Room along with a breathtaking floor to ceiling rock fireplace. Other features include a remodeled kitchen - a chef's dream - a tongue and groove ceiling in the downstairs family room, beautiful landscaping, Anderson windows. This exceptional property is an absolute gem and an opportunity not to be missed.





# Aerial Tour

Click Image Above To View Video or Visit  
<https://youtu.be/T0HVGVac26c>

Take an aerial tour of this beautiful  
property.

# Snapshot

## PROPERTY SNAPSHOT



### GENERAL INFORMATION

- ~ 3,926 SF Home
- ~ 4 Bedrooms, 4 Baths
- ~ 2 Acres w/Stunning Views
- ~ Vaulted Ceilings
- ~ Tall Windows
- ~ Floor-To-Ceiling Rock Fireplace
- ~ Newly Remodeled Kitchen
- ~ Anderson Windows
- ~ Newly Built 3-Car Garage
- ~ Offered Fully Furnished



### INFRASTRUCTURE

- ~ City Water, Sewer
- ~ Hot Water Recirc Pump
- ~ Sprinkler System
- ~ Internet
- ~ Phone - Cell Reception



### TAXES/ZONING/SUBDIVISION

- ~ \$3,514.43 (2023)
- ~ Parcel ID: 569919205028
- ~ Zoned Residential
- ~ Lake Forest Estates



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



# Video Walkthrough

Click Image Above To View Video or Visit  
<https://youtu.be/N9heWSBVRiw>

Take a 360 degree tour of this 3,926 SF  
home with 4 bedrooms, 4 baths on 1.8  
Acres with beautiful mountain views.



# 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.

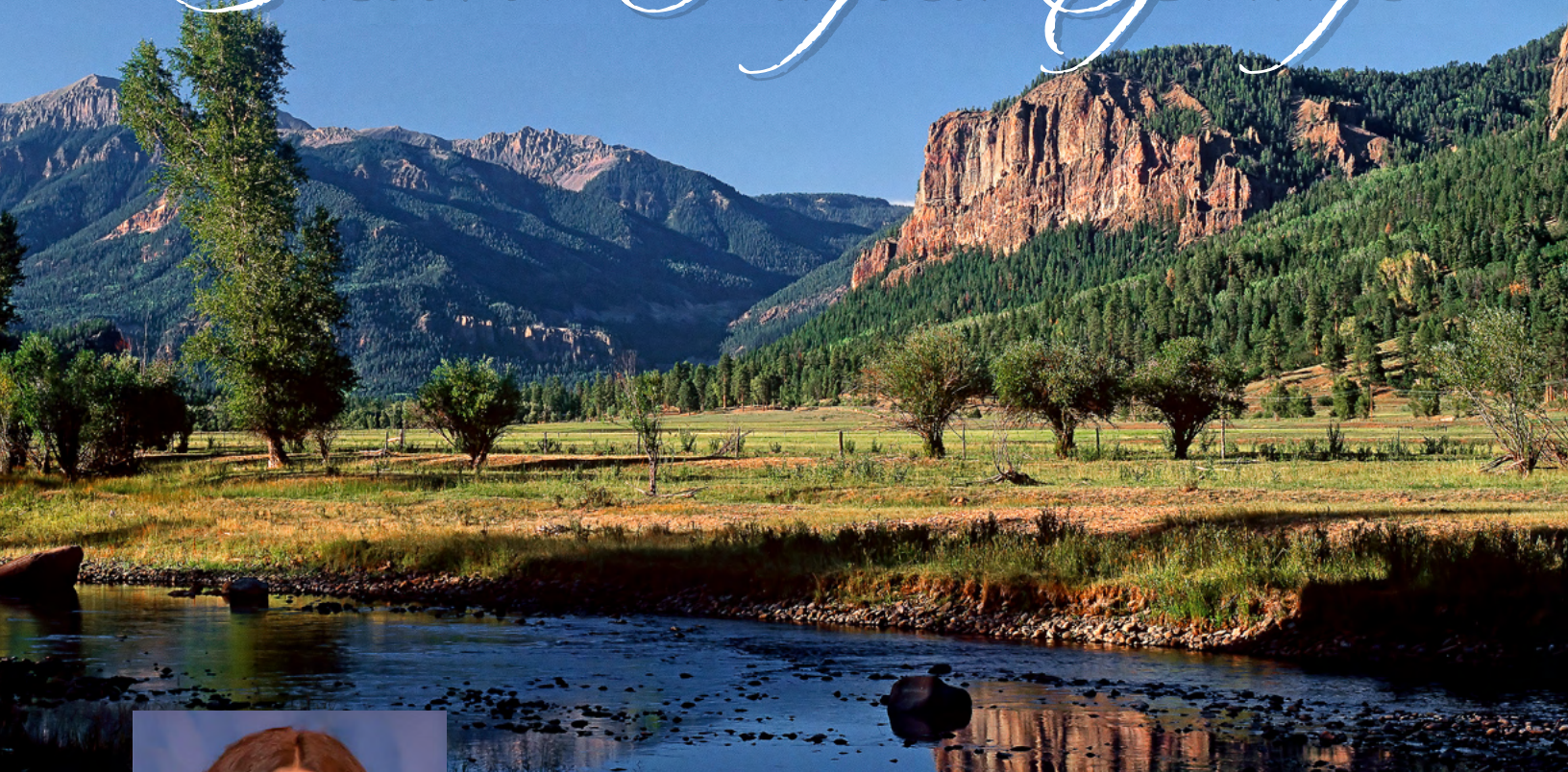


# The Lifestyle

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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