

# SQUAW CANYON RETREAT

171 S SQUAW CANYON PLACE, PAGOSA SPRINGS, COLORADO



5 Private Acres  
Mountain Views  
4,187 SF Home





## *Mountain Elegance*

*Step* into the serene charm of this captivating mountain estate nestled on 5 acres in Pagosa Springs, Colorado. Perched on a ridge overlooking the majestic San Juan mountain range, this exquisite property seamlessly blends sophistication, comfort, and the allure of natural beauty.

At the heart of the residence, which boasts over 4,000 square feet of custom-built interiors, are the Living and Dining Room areas with expansive windows showcasing stunning views, while the adjoining gourmet Chef's Kitchen caters to the discerning cook with a gas range and premium finishes. And then there is the luxurious Primary Suite, with its top-of-the-line fixtures, sink, tub and sauna - a blissful sanctuary of relaxation.

In the sunlit Office you will discover a versatile work space and can entertain in style at the Bar Area, complete with wine and beverage coolers, perfect for hosting gatherings with friends and family.

Upstairs, guests will enjoy their own private spaces, with 2 bedrooms and 2 baths, and a 3rd Level Loft Game Room provides a cozy retreat and beckons with its unique ladder staircase.

Next? Step outside onto the expansive deck, where breathtaking views of the San Juan Mountains paint a spectacular backdrop for morning coffees and evening stargazing. Embrace the great outdoors on your private 5-acre estate, where hiking and snowshoeing opportunities abound, allowing you to immerse yourself fully in the surrounding natural splendor. With the conveniences of Pagosa Springs just a stone's throw away, access to shopping, dining, entertainment and year-round recreation is always within reach.

Indulge in the harmonious blend of luxury and nature at 171 S Squaw Canyon Place.

Whether you crave a peaceful retreat or a haven for entertaining, this extraordinary property will promises to deliver the epitome of refined Colorado living.



# Snapshot

## PROPERTY SNAPSHOT



### GENERAL INFORMATION

- ~ 5.0 Acres
- ~ 4,187 SF Home (3 BR/3.5BA)
- ~ Private Office
- ~ Stunning Mountain Views
- ~ Stone Fireplace
- ~ Large Open Kitchen
- ~ Main Level Primary Suite
- ~ Separate Dining Room
- ~ Outdoor Recreation



### INFRASTRUCTURE

- ~ City Water
- ~ Forced Air Heating
- ~ Central A/C
- ~ Propane - Tank Owned



### TAXES/ZONING/SUBDIVISION

- ~ \$7,511.75
- ~ Zoned Residential
- ~ Pagosa Alpha



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.





# *360 Degree Tour*

*Click Image Above To View Video*

Take a 360 degree tour of this 4,187 SF home with 3 bedrooms, 3.5 baths on 5 acres of land with views of the Mountains.









# *The Location*



*Click To View  
Interactive Map*

## 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



OFFERED BY

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