

CUSTOM TIMBER RIDGE BEAUTY

322 COOL PINES DRIVE, PAGOSA SPRINGS, COLORADO



Craftsman Built Home
4 Bedrooms/3.5 Baths
2,237 SF

The Property

This 2,237 SF craftsman-style home and adjacent Shop/Barn are situated on 3.57 acres in the highly sought-after Timber Ridge community and offers a perfect blend of comfort and style.

Inside, the open-concept living room, dining room, and kitchen create a warm and inviting space. The kitchen features a spacious food prep island, farmhouse apron sink, dual drawer dishwashers, a 6-burner gas cooktop, warming drawer, and a convection microwave. The dining area and living room showcase stunning custom Texas mesquite wood floors, with a matching mesquite mantle above the gas fireplace.

The primary suite boasts a luxurious bathroom retreat, with a large steam shower, a corner gas fireplace in the Primary Bedroom and offers direct access to the exterior deck and hot tub.

The exterior has 3/4 inch cedar siding with 2 inch trim. Exterior doors are made of Spanish cedar and each exterior door has a built in Phantom screen, letting in the Colorado mountain air.

Outside, the Brazilian Walnut wood decks invite you to enjoy views of the Ponderosa Pines and East Range of the San Juan Mountains.

The horse barn/shop is designed for both practicality and comfort, with an insulated tack room and wall heater, ideal for garage hobbies. A Little Bear ATV, stored in the barn, is also included with the property.



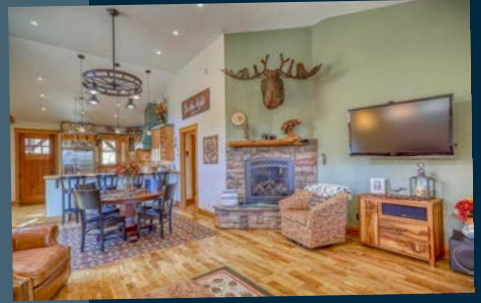
Snapshot

PROPERTY SNAPSHOT



GENERAL INFORMATION

- ~ 2,237 SF Home
- ~ 4 Bed, 3 Full/1 Half Bath
- ~ 3.569 Acres
- ~ Partially Furnished
- ~ Brazilian Walnut Decks
- ~ Texas Mesquite Wood Floors
- ~ Hot Tub
- ~ Expansive Mountain Views
- ~ Gourmet Chef's Kitchen
- ~ Barn With Heated Tack Room



INFRASTRUCTURE

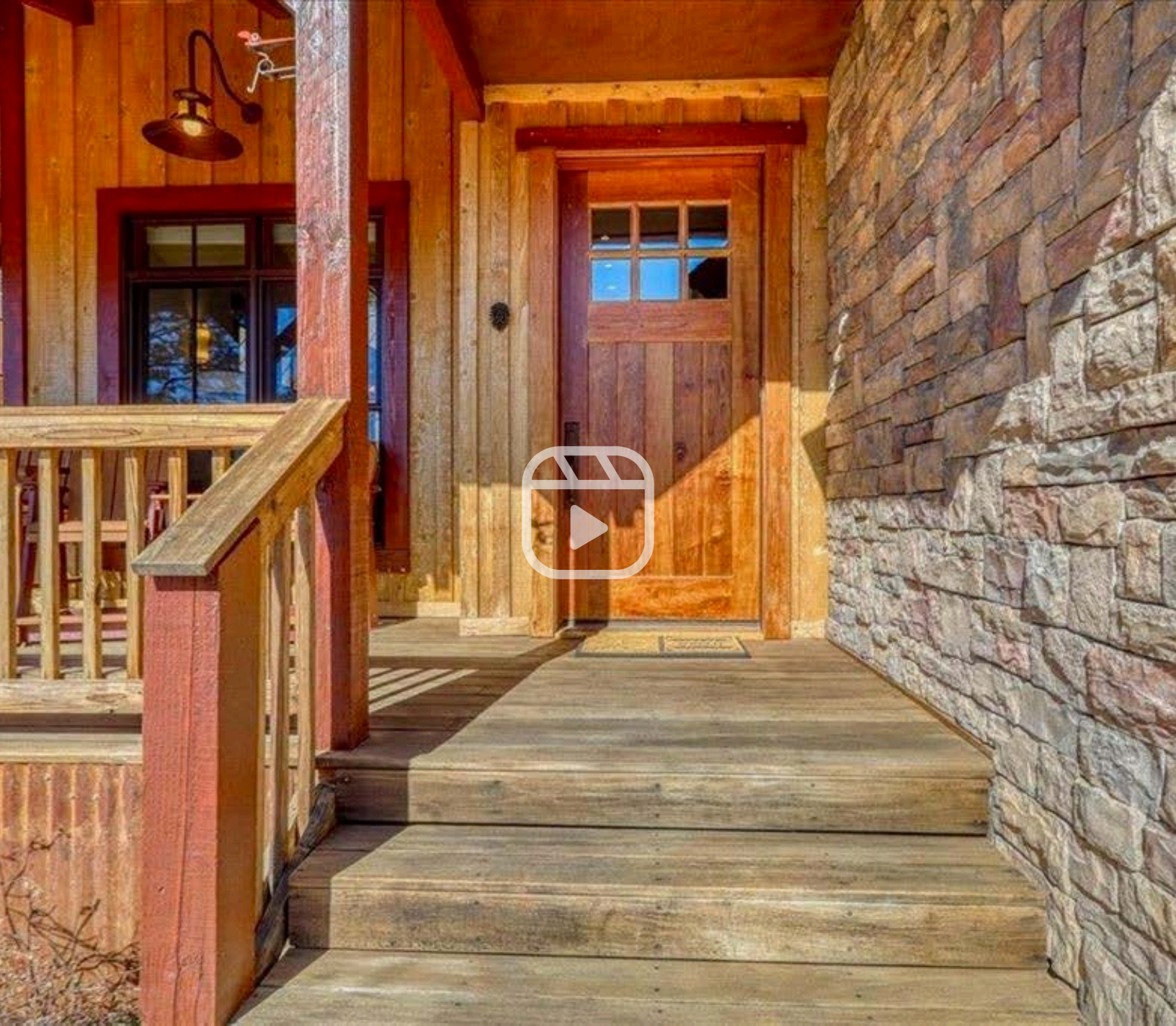
- ~ City Water
- ~ Internet
- ~ Phone - Cell Reception

TAXES/ZONING/SUBDIVISION

- ~ \$5,509.62 (2024)
- ~ Zoned Residential
- ~ Colorado Timber Ridge



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



360 Degree Tour

Click Image Above To View Video

Take a 360 degree tour of this
Colorado mountain home.





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.

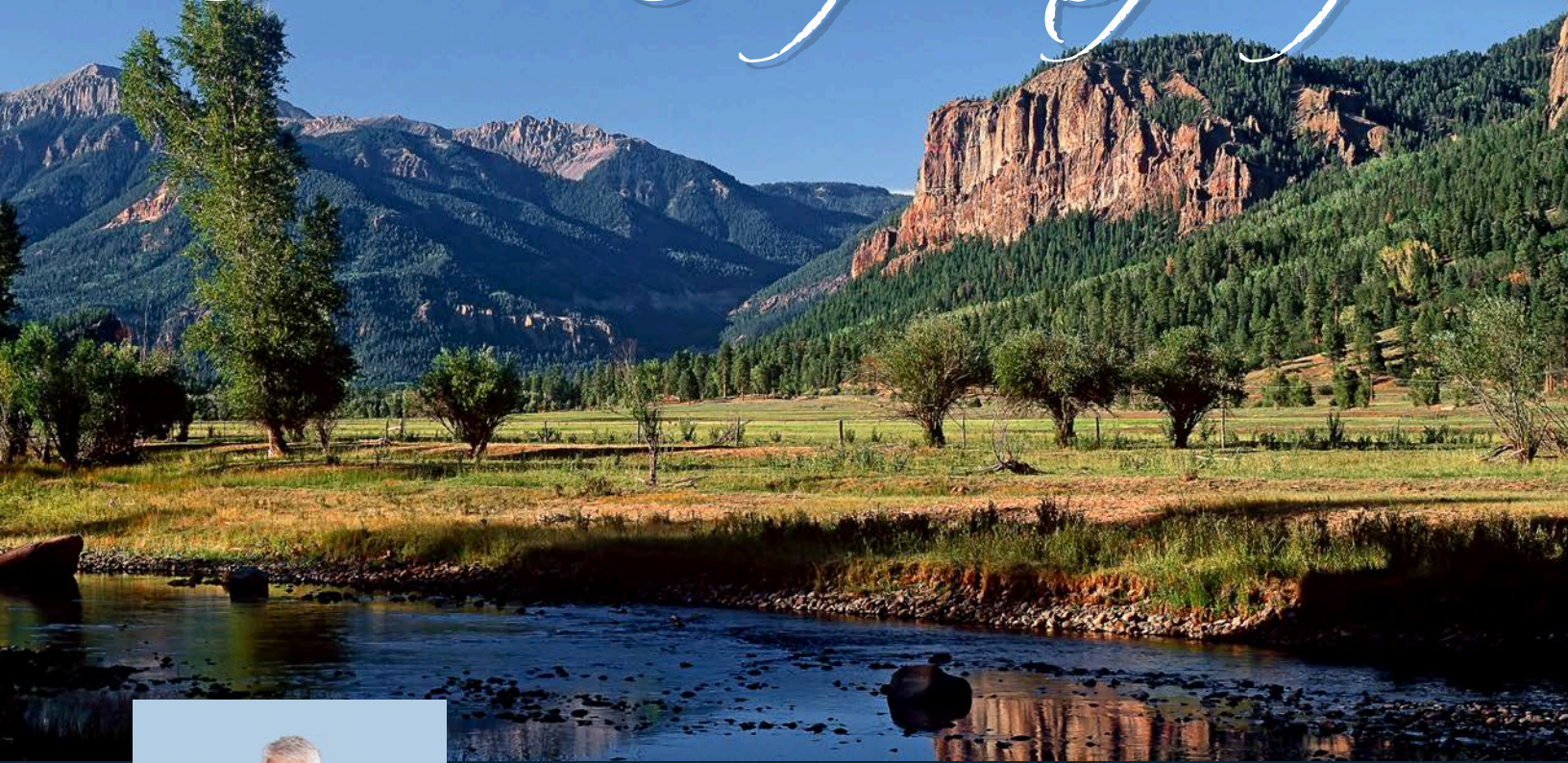


The Lifestyle

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



OFFERED BY

Team Christians

970.759.6844 Mobile | 970.264.1250 Office
TeamChristians@GallesProperties.com



www.GallesProperties.com



Information presented here is intended to be accurate but is not guaranteed
and should be verified with an independent party prior to purchase.