



# LOMA LINDA ESCAPE

1806 LOMA LINDA DRIVE, PAGOSA SPRINGS, COLORADO



Mountain Views

5 Acres

3,553 SF Home



# The Property

The perfect Pagosa Springs escape! Iconic meets modern mountain in this 3500 SF, 3 Bedroom, 2 1/2 Bath cabin, sitting on 5 gorgeous acres (with option as 10 acres) with a fenced loafing shed. It features newly installed solar, a custom stamped concrete entrance, and a rustic modern mountain finished basement with a gas stove, ideal to enjoy as a Media/Game Room and so much more. There is also a large laundry room with doggie wash, a wine area, and plenty of extra storage.

The spacious Primary Bedroom Suite has private deck access and a luxurious Bath with a walk in closet, shower, and tub. Curl up beside the natural stone fireplace beneath the soaring vaulted ceiling of the timber framed Great Room or retreat with a good book in the cozy nook. There is one main floor Guest Room with bath and one lower level Guest Room/office with powder room, ideal for everyone to have their own space and privacy while under one roof. The home highlights a well designed kitchen with large pantry and french door deck access. Attached you will find a 3 Car Garage to hold all the fun stuff! This mountain property truly encompasses the storybook lifestyle.



# Snapshot

## PROPERTY SNAPSHOT



### GENERAL INFORMATION

- ~ 5.0 Acres
- ~ 3,553 SF Home (3 BR/2.5BA)
- ~ Fenced Loafing Shed
- ~ Covered Deck
- ~ Finished Basement
- ~ Dog Washing Station
- ~ Walk-In Closet
- ~ Stone Fireplace
- ~ Vaulted Ceilings
- ~ 3-Car Garage



### INFRASTRUCTURE

- ~ Central Water
- ~ Propane/Septic/Solar
- ~ Internet
- ~ Phone - Cell Reception



### TAXES/ZONING/SUBDIVISION

- ~ \$2,504.60 (2022)
- ~ Zoned Residential
- ~ Loma Linda



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*

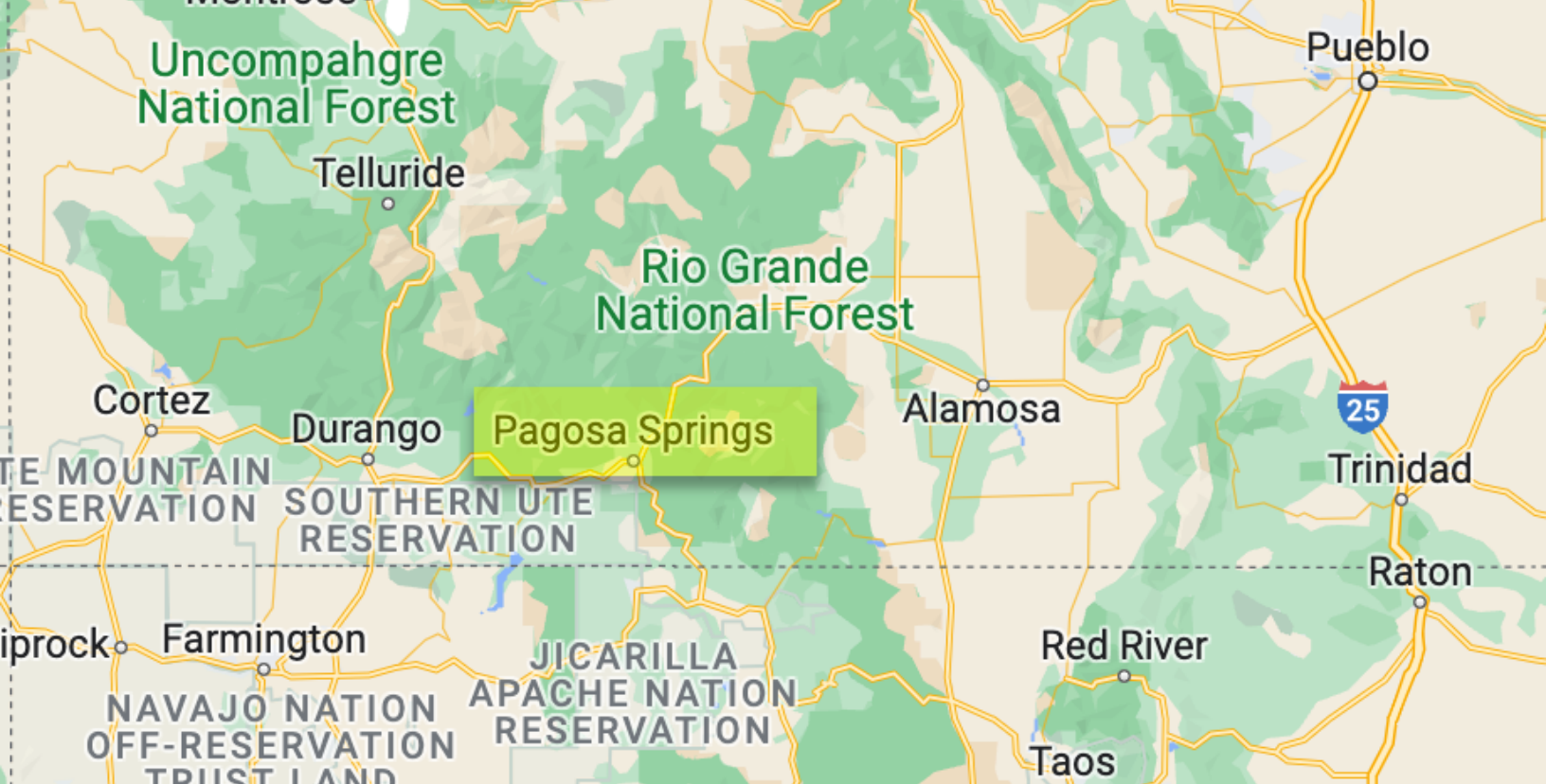
This natural light filled sweet retreat is backed by Ponderosa Pines, Gambel Oak and Evergreens with sprawling covered and open decks, mesmerizing views, private National Forest access, and is only minutes to historic downtown Pagosa.



Take in the mesmerizing views and ride your snowmobiles and ATV's from this one-of-a-kind home right into the National Forest!







# *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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WE'RE GLOBAL



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