



PAGOSA ALPINE ESTATE

1385 COLLYER DRIVE, PAGOSA SPRINGS, COLORADO



35 Acres | Breathtaking Views
4,467 SF Home
Horse Facilities

The Property

This custom-built mountain retreat sits on 35 picturesque high alpine acres and offers an unparalleled mountain experience with equestrian facilities and breathtaking mountain vista. Located just a short drive to downtown Pagosa Springs, Cimarrona Ranch is an exclusive development with only 16 lots, offering year-round maintained roads, and a central water supply. Surrounded by the majestic San Juan National Forest, the community offers private hiking and riding trails, as well as private access points to the San Juan National Forest for riding and hunting. The 4,467-square-foot home features four separate en-suite bedrooms, with floor-to-ceiling windows showcasing stunning panoramic mountain views and a rustic two-story stone fireplace in the Great Room. The kitchen is anchored by a substantial limestone island and is equipped with dual refrigerators, a Wolf range, wine cooler, walnut counters, custom cabinetry, and walk in pantry. The family room features a wall of windows that capture the grandeur of towering mountains, lush green meadows and aspen groves. Log siding with chinking contributes to its rustic charm. The primary suite, situated on the main floor, features a gas fireplace, stone accent walls, access to a covered deck, double vanities, double closets and a spacious tiled walk-in shower. The upper level

boasts two additional well-appointed en-suites, each offering panoramic mountain views. A fully-appointed guest apartment offers a private retreat within the property, equipped with its own kitchen, cozy living room, bathroom, bedroom, and a charming balcony. The house is meticulously designed with numerous upgrades, including a stone-gated entrance, an integrated whole-house generator, in-floor radiant heating, custom front doors, eight-foot interior doors, tongue-and-groove beamed ceilings, custom-designed and fabricated railings, handmade sconces, and European antique elk-horn chandeliers. A three bay heated garage with dog wash station completes the home. The yard is artfully landscaped and fenced, providing a secure environment for pets. The property caters to equestrians with a newly constructed custom three-stall barn that offers ample hay storage, frost-free hydrants, and a tack room. Allow your horses to roam freely and graze in an expansive 6+ acre pasture. Alternatively, riders can saddle up and embark on rides from the barn with exclusive access into the vast expanse of the San Juan National Forest. For those seeking an authentic Colorado outback experience while enjoying a backyard sanctuary, this property presents a dramatic setting makes it a rare and exclusive offering.

Snapshot

PROPERTY SNAPSHOT



GENERAL INFORMATION

- ~ 35 Acres
- ~ Stunning 4,467 SF Home
- ~ 4 En Suite Bedrooms, 4.5 Baths
- ~ Floor-to-ceiling Windows
- ~ Gourmet Kitchen
- ~ Stone Fireplaces
- ~ Decks Overlooking Views
- ~ New Barn, Tack Room
- ~ 6+ Acres Of Pasture
- ~ Heated 3-Car Garage
- ~ Beautiful Landscaping



COMMUNITY

- ~ Private Nat'l Forest Access
- ~ Only 16 Parcels
- ~ 10 Miles From Town
- ~ Miles of Hiking & Riding Trails



INFRASTRUCTURE

- ~ Central Water | Propane
- ~ Internet



TAXES/ZONING/SUBDIVISION

- ~ \$5,501.28 (2024)
- ~ Zoned Agricultural
- ~ Cimarrona Ranch

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



Video Tour

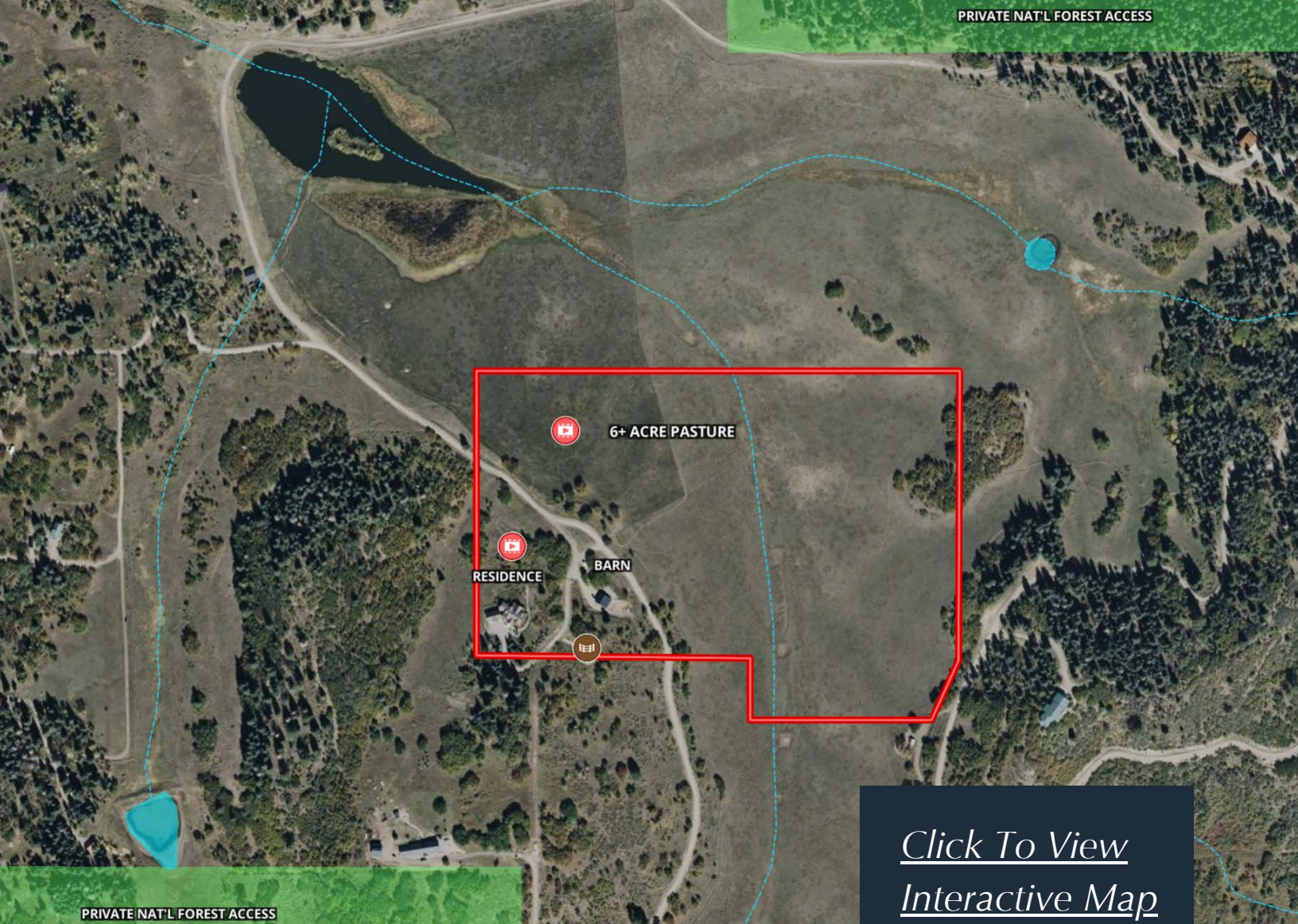
Click Image Above To View Video

Close to town yet in a world of it's own, this special property offers more than 6 acres of lush pasture.



An Equestrian Dream Home





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

Diane Burnett

970.749.4303 Mobile | 970.264.1250 Office

Diane@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.