

# LAKE FOREST LUXURY

739 STEVENS CIRCLE, PAGOSA SPRINGS, COLORADO



3 Beds 4 Baths  
Mountain Views  
3,249 SF Home

# *The Property*

Rustic Mountain and Southwest Fusion on Nearly One Acre in Pagosa Springs. This fully furnished home features 3 bedrooms, 2 full baths, 2 half baths, and 2 media/living spaces.

Overlooking Martinez Canyon, it offers privacy, stunning views, and is within walking distance to the National Forest and lake. The 3,200 sq ft interior includes rustic timber accents, travertine floors, and solid alder doors. The great room with a fireplace, dining area, and deck access is immediately visible. The master suite and gourmet kitchen with three ovens and a pantry are on the main floor.

The lower level includes a media room, two oversized bedrooms, and a private patio. This successful vacation rental is close to grocery stores, cafes, bike paths, lakes, a rec center, and the Pagosa Springs Golf Course.

Enjoy winter sports at Wolf Creek, hot springs, diverse cuisine, and unique shops. Call to schedule your showing.



# Snapshot

## PROPERTY SNAPSHOT



### GENERAL INFORMATION

- ~ 0.9 Acres
- ~ 3,249 SF Home (3 BR/4 BA)
- ~ Fully Furnished
- ~ Mountain Views
- ~ Radiant In-floor Heat
- ~ Large Open Kitchen
- ~ Successful Vacation Rental
- ~ Master on First Floor
- ~ 2 car garage
- ~ Covered Patio



### INFRASTRUCTURE

- ~ Central Water
- ~ Electric/Natural Gas
- ~ Internet
- ~ Phone - Cell Reception



### TAXES/ZONING/SUBDIVISION

- ~ \$2,431.92
- ~ Zoned Residential
- ~ Lake Forest



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 3,249 SF home with 3 bedrooms, 4 baths with views of the Mountains.







**Martinez Canyon**

## *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.





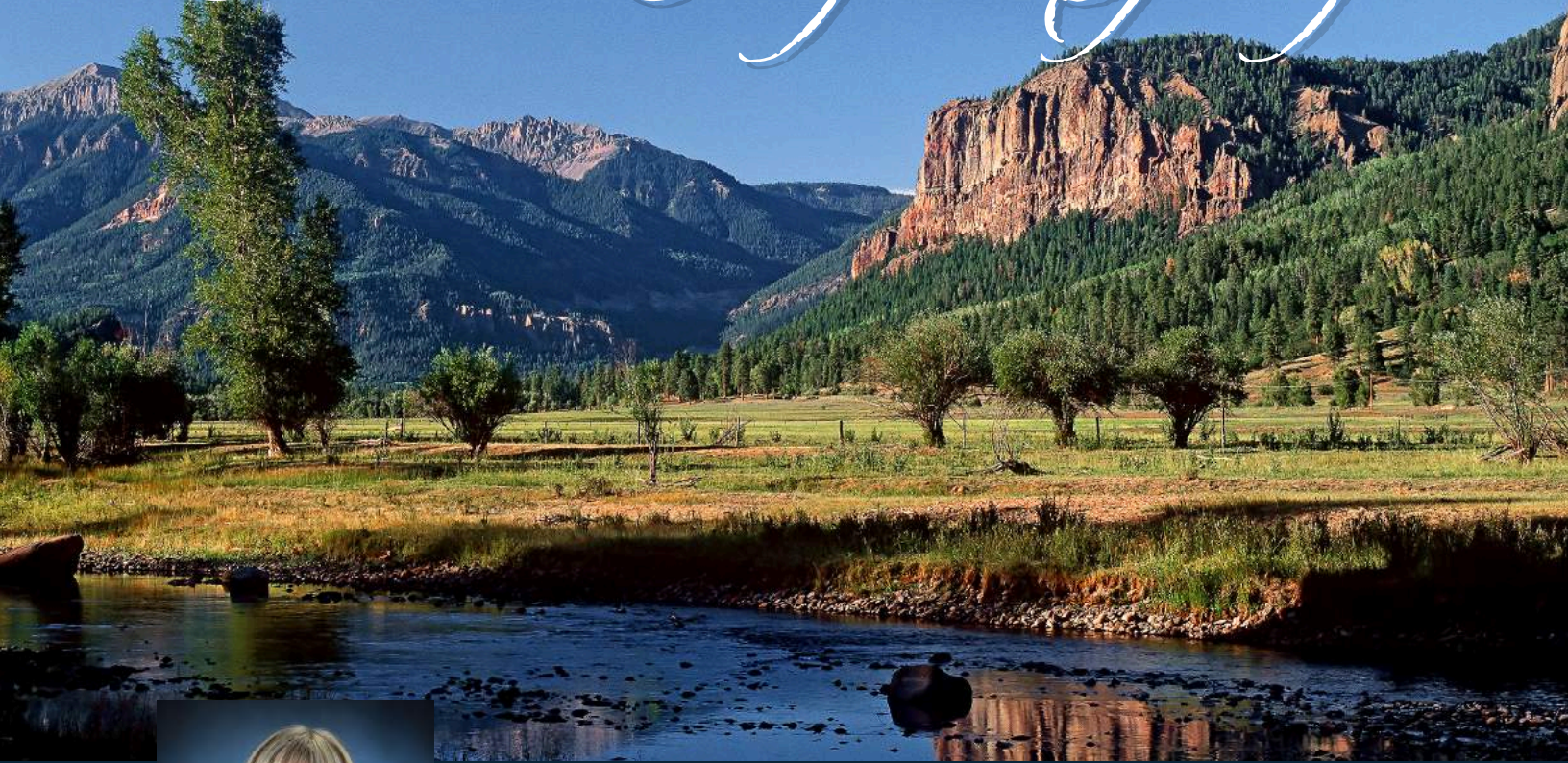
# The Lifestyle

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



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WE'RE GLOBAL



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