

# ALPINE LAKE RANCH RETREAT

2000 COUNTY ROAD 359, PAGOSA SPRINGS, COLORADO



70.36 Private Acres  
Mountain Views  
1,232 SF Home

# *The Property*

Beautiful and exclusive 70 acres bordering National Forest with mountain views. This parcel features old growth ponderosa pines, snow-capped mountain views, privacy, meadows, and direct forest access. Ideal for horse enthusiasts, hunters, hikers, or anyone wanting to enjoy Colorado's amenities.

The cozy 2-bedroom, 2-bath cabin, with covered decks, vaulted ceilings, pine accents, and a fireplace, can serve as a guest home or be expanded into your dream getaway. The property includes an 1,100 sq. ft. barn, perfect for horses, with national forest access just a stone's throw away.

Explore the outdoors from your doorstep. This unique property is a must-see, so don't wait – come take a look!





# Snapshot

## PROPERTY SNAPSHOT



### GENERAL INFORMATION

- ~ 70 Exclusive Acres
- ~ 1,232 SF Home (2 BR/2 BA)
- ~ Private Office
- ~ Stunning Mountain Views
- ~ Fireplace
- ~ Large Covered Deck
- ~ 1,100 SF Barn
- ~ Direct National Forest Access
- ~ Vaulted Ceilings
- ~ Abundant Recreational Activities



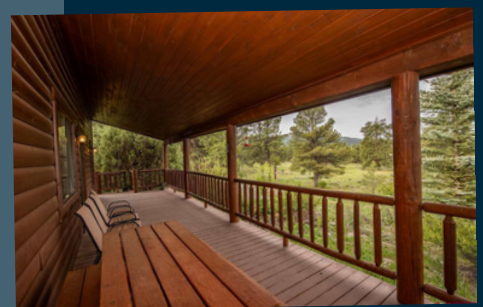
### INFRASTRUCTURE

- ~ Electric
- ~ Propane/Tank Leased
- ~ Internet
- ~ Septic System



### TAXES/ZONING/SUBDIVISION

- ~ \$1,453.20
- ~ Zoned Residential
- ~ Alpine Pine Lakes Ranch-Coyote Park 1-09



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.





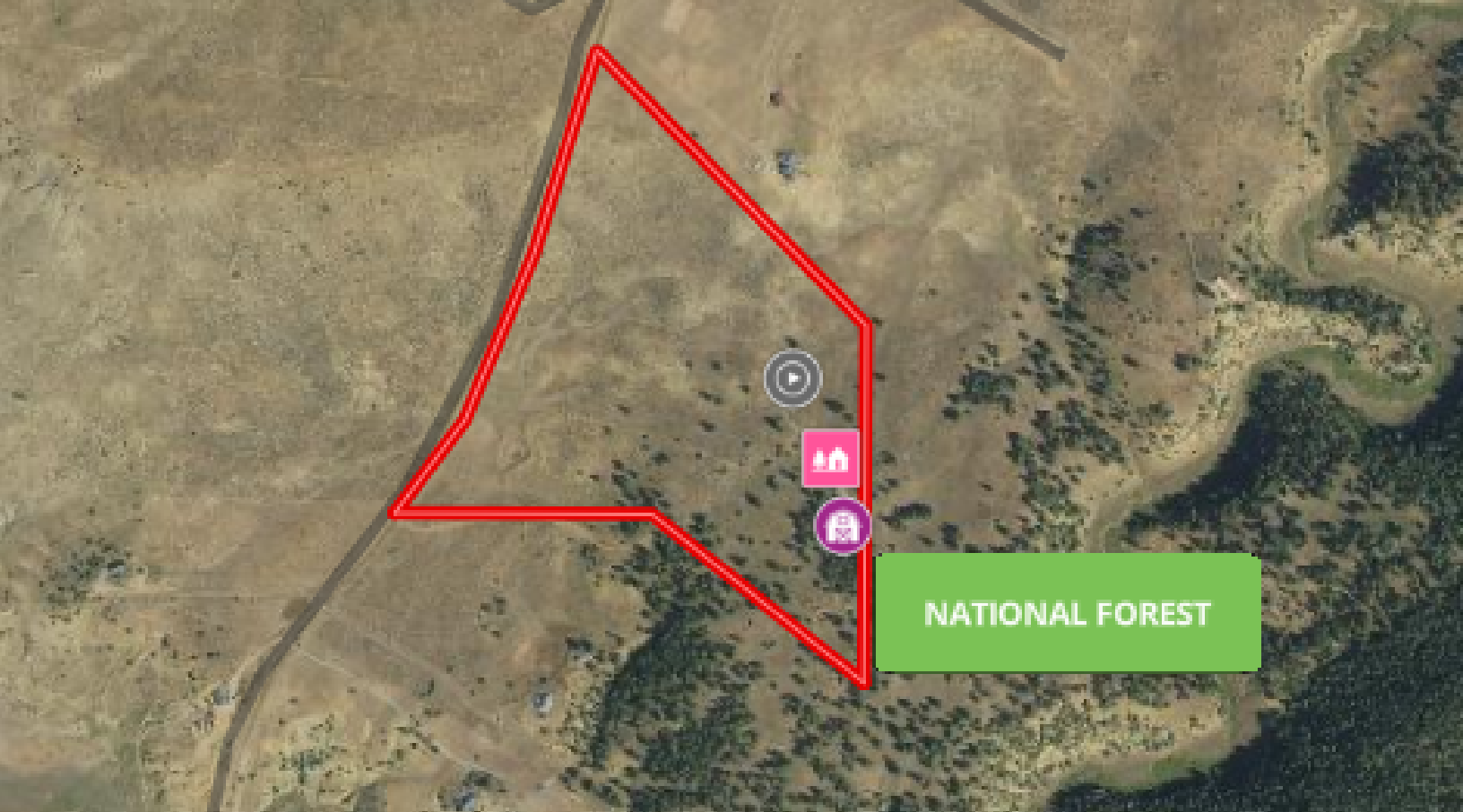
## *360 Degree Tour*

*Click Image Above To View Video*

Take a 360 degree tour of this 1,232 SF home with 2 bedrooms, 2 baths on 70 acres of land with views of the San Juan 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.



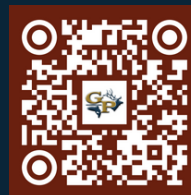


# Discover Pagosa Springs



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