



MOUNTAIN EQUESTRIAN PARADISE

88 ± ACRES | ARCHULETA COUNTY, PAGOSA SPRINGS, COLORADO



REPUBLIC RANCHES LLC
OUR LEGACY IS IN THE LAND

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MOUNTAIN EQUESTRIAN PARADISE

Tucked away in a mountain meadow yet only eight miles to the quaint town of Pagosa Springs, this equestrian property is absolute perfection. Surrounded by the majestic San Juan Mountain range the 88 acre ranch offers a diverse terrain of valley and hilltop with breathtaking views. The improvements are exquisite with a gorgeous custom home sitting at the upper elevations of the ranch and a fantastic indoor arena in the valley.

Price: \$3,300,00

Equestrian Facilities:

110×230 indoor arena built with ability to be heated
6 oversized 16×16 custom stalls
Huge tack room
100×200 outdoor arena with extra heavy panels for cattle
2 large (90 foot and 110 foot) round pens
Ample supply of additional panels
Matted indoor wash rack with hot and cold water
Well built equipment barn with bays for tractors and implements
Precious 2 bedroom 1 bath barn apartment with slate floors and wonderful kitchen
Entertainment kitchen with custom bar
Outdoor fire pit between arena and barn
Minutes to San Juan National Forest with access to endless trails

House:

Impeccably built rock and stucco ranch style home completed in 2016
3 bedroom 2 bath with 3000+ square feet of living space
Large deck with view of Continental Divide
Soaring ceilings with gorgeous T&G beetle kill pine
Amazing floor to ceiling corner rock fireplace in living area
Exquisite picture windows in living/dining area to capture the mountain view
Magnificent travertine floors with in floor radiant heating
Chef's kitchen with custom island
Subzero full size refrigerator and freezer with custom panels
Miele dishwasher
Wolf gas range with double oven
Masterfully planned pantry
Master with french doors leading to deck, vaulted T&G beetle kill pine ceiling
Impressive master bath with fantastic marble shower
Ample sized walk in closet
2 darling guest rooms on main floor with shared bath
Splendid utility room leading to 4 car heated garage

MAP



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When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC.