

# Stick Built - Pagosa Springs, CO



## 230 River Run Drive, Pagosa Springs, CO, 81147

Offered at \$619,000

Brittany Carbullido, Best of Pagosa Springs, C: 970-682-8082, brittany@bestofpagosasprings.com, www.crenmls.com: You can have best of both world! A beautiful 3 bedroom 2 bathroom home tucked against the mountains overlooking a horse pasture in the beautiful town of Pagosa Springs. Situated on 2.86 acres this home provides ample entertainment space both indoors and outdoors. This renovated (2015) single-family home has room for everyone. As you enter the front door you are invited to vaulted ceilings, a warm yet cozy living room with a beautiful wood burning stove with an open concept to dine and host dinners just steps into the kitchen which provides all stainless-steel appliances and updated kitchen fixtures. In addition, off the dining room is a family room, coffee bar and sitting area for entertainment, this can be used as a game room and can sleep up to 4 guests. On the main floor is a full bathroom and secondary bedroom with double doors to the outdoor patio to enjoy coffee in the morning and patio games in the afternoon. Located upstairs is the third bedroom and additional storage space. Off the secondary living space are 2 doors which provide you access to the amazing wrap around and covered deck, perfect for BBQ's and parties. Located on the lower level is a walk-out basement which is currently being used as the master bedroom with plenty of room for a sitting area and/or office space, in addition there is a full bath, and an additional bedroom off the basement. Also included on the lower level is the laundry room with a full side-by-side WD setup. Located off the walk-out basement is additional covered storage, sitting area and a single car covered carport. A 2-car detached garage is just steps away from the front door. This property is truly special and ready for you to bring your horses and animals. The property line is fenced and crossed fenced for horses, covered RV/Boat parking. What is a horse property without a barn. A well-built single-stall barn is located on the pasture. Take a walk from your front door to Stollsteimer Creek which borders the property. The home was renovated in 2015 with new flooring, paint, kitchen cabinets and appliances. Included, you have 2 cisterns on the property, well, central A/C and septic. Enjoy the sunrises and sunsets on the deck while watching your horses in the pasture! Home is surrounded by long term locals of Pagosa Springs, a joy to have fantastic neighbors! Due to NO HOA, this property is also perfect as an investment home with a functional layout for Airbnb and VRBO. Furniture is negotiable.

3 Bedrooms

2 Bathrooms

2,416 sqft

2.86 acre (lot size)

Built: Unknown year



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