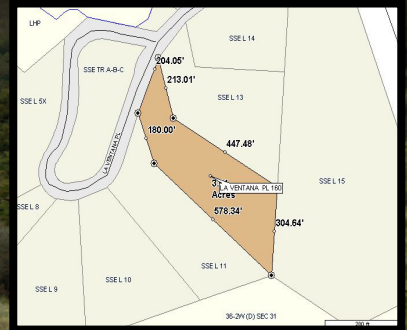


# Acres Awaiting Your Home



## Walk to Lake Hatcher.

If you are considering building in Pagosa, this 3+ acres provides a easy build and year round access lot located in small prestigious South Shore Estates! With walking distance to Lake Hatcher, enjoy all the amenities of the lake and wildlife. Paved roads lead up to the property and city water tap fee is paid. Grab your camera and go hiking, fly fishing, camping in nearby Williams Creek and national forest area.

WOW! only \$123,500

- 3.06 ACRES
- PAVED ROADS
- EASY BUILD LOT
- MOUNTAIN VIEWS
- BIRD & WILDLIFE FREQUENT AREA
- 15 MINUTES TO TOWN
- MLS# 657515
- call now for a showing!

a special invitation to you!  
**OPEN HOUSE**  
**WEDNESDAYS 3-6 PM**  
Wine/Beer Tasting - Food - Houses - Artists  
(visit web site for details)

*Wendy* saunders  
**For Sale**

for more information about this property and others, please visit  
[www.wensaunders.com](http://www.wensaunders.com) / [www.wendysaunders.com](http://www.wendysaunders.com)



I'd be honored to help you buy or sell!  
Call me today!  
**(970) 903-0038**



2383 Eagle Drive / Pagosa Springs, Colorado

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