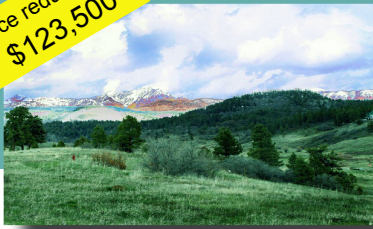


# HERE'S THE DEAL:

YOU CAN WORK (OR RETIRE) & PLAY IN THE SAME PLACE!

(How nice is that?)

price reduced  
\$123,500



MLS 657515

## LOOKING FOR YOUR HOME

Beautiful 3+ acres lot with lake within walking distance awaits your dream home. Enjoy amenities of lake and Colorado living in one private location. City water tap paid.

\$235,900



MLS 662305

## BUILD YOUR PAGOSA BIZ

HOT SPRINGS BOULEVARD --Here is an opportunity to build your live/work PAGOSA dream business. Uniquely zoned mixed residential, this property complete with a small grove of aspens allows several light retail operations such as medical, dental office, art gallery, and group living home, personal services, nursing care home and more. Conditional use available for other retail. Design a structure with your business on the bottom level and residence above. At almost half acre, this property borders Pagosa Town Hall. River front/access property located behind this property is also available for sale providing a 1+ acres site.

\$298,900



MLS 662304

## SAN JUAN RIVER

Uniquely zoned mixed residential, this property allows several light retail operations such as medical or dental office, art gallery, group living home, personal services, nursing care home and more. Conditional use available for restaurant and light retail. Design a structure with your business on the bottom level and residence above. At almost half acre,

\$149,000



MLS 662271

## 2 ACRES ON LAKE

Sports enthusiasts will be happy to discover Hatcher Lake, which boasts amazing fishing and canoeing. The nearby San Juan National Forest lends thousands of acres for cross country skiing, hiking, and snowshoeing. This easy access lakefront property provides an amazing setting for your dream home with brilliant sunrise and sunset sky lines. Convenient all year access.

\$199,000



MLS 662267

Select from two lots (1.15 & .84 acres), or purchase both for the perfect lakefront two acres site. Roadbase driveway installed with electric, city water/sewer tap fees paid. Lift station installed to city sewer. Property is zoned single family or multi-family.

\$149,000



MLS 655969

## BACKS NATIONAL FOREST

Located in prestigious Loma Linda, site is almost 6 acres, heavily wooded for privacy and backing national forest. Great area to bike, hike, ski, and walk. Wildlife frequents the area. City water available. Need 6 more acres? Call!

\$39,900



MLS 662612

## SERENE PRIVATE LAKE SITES

LAKE FOREST ESTATES- Keep your busy lifestyle, and everything that comes with it, and enjoy the solitude of this unique lakefront lot with your new dream home! City water/sewer and natural gas hookups are available. Sports enthusiasts will be happy to discover nearby fishing and canoeing in this lake and several nearby Pagosa area lakes. Biking and walking trails are also at your doorstep. Located on a cul-de-sac, this serene property is just minutes from shopping, restaurants, and town. Easy year round access from paved Pierdra Road allows you to enjoy all Pagosa Springs amenities. Imagine beautiful sunrises and sunsets with lake views from the deck of your newly built home.

Adjacent lot of .42 acres with mature pines is available and provides ultimate privacy with added acreage making a fantastic lakefront building site. If you appreciate lakefront living, these lots are a must for your review and consideration. PRICE REDUCTION WHEN PURCHASING BOTH LOTS, call for details!

*W*ensaunders  
**For Sale**



for more information about these properties please visit

[www.wensaunders.com](http://www.wensaunders.com) / [www.wendysaunders.com](http://www.wendysaunders.com) (970) 903-0038

2383 Eagle Drive / Pagosa Springs, Colorado

DESIGN & IMAGES © [www.wendysaunders.com](http://www.wendysaunders.com)

