

\$1,650,000 - 73 Harebell Drive, Pagosa Springs

MLS® #817728

\$1,650,000

3 Bedroom, 3.00 Bathroom, 2,843 sqft

Residential on 0.50 Acres

San Juan River Resort 2 - 07 Cnty Code
00720, Pagosa Springs, CO

Introducing 73 Harebell Drive - A Riverfront Retreat. This spectacular, custom-built and meticulously designed timber frame home is set along the banks of the San Juan River just minutes from Pagosa Springs and Wolf Creek Ski Area. As you enter the foyer, you're immediately greeted with the sound and sights of the river, floor-to-ceiling windows, gas fireplace, timber beams and a lovely open floor plan with vaulted, tongue and groove ceilings and tons of natural light. The kitchen will delight the chef in the household with upgraded granite counters and backsplash, center island, quarter sawn oak cabinets and high-end stainless appliances, including a 5-burner gas range and double oven. The large primary suite is on the main floor with windows facing the river, tiled shower, tub and walk-in closet with pass-through laundry shoot.

The two-car oversize garage has in-floor heat, epoxy flooring and a work bench and leads to the laundry room. Upstairs boasts two guest bedrooms, a full bath, and a loft/office overlooking the great room with river views below. Guests will love the large game/rec room upstairs with full granite wet bar, refrigerator, microwave and large covered deck overlooking the community stocked fishing ponds. The outdoor living space has been designed to embrace the river with an ironwood deck, flagstone patio and hot tub and beautiful landscaping with mature aspen and trees. Other upgrades include new in-floor



heat system, hard-wired security, two Ring cameras, surround sound, remote controlled heat, new water heater, a well for landscaping/irrigating and Starlink high speed internet. Located in the desirable San Juan River Village, this property offers private access to the National Forest, incredible fishing opportunities in a stocked pond, and 2.5 miles along the annually stocked San Juan River. The home is handicap accessible and features community water, sewer, and natural gas. Experience true Pagosa Springs riverfront paradise!

Built in 2004

Essential Information

MLS® #	817728
Listing Price	\$1,650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,843
Acres	0.50
Year Built	2004
Type	Residential
Sub-Type	Stick Built
Style	Cabin, Contemporary
Status	Sold

Community Information

Address	73 Harebell Drive
Area	PS05 (Pagosa West)
Subdivision	San Juan River Resort 2 - 07 Cnty Code 00720
City	Pagosa Springs
County	Archuleta
State	CO
Zip Code	81147

Amenities

Utilities	Electricity Available, Natural Gas Available, Internet
# of Garages	2
Garages	Attached Garage
View	Stream/River
Waterfront	River

Interior

Interior Features	Part Furnished, Security System, Cathedral Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), W/D Hookup, Wet Bar, Window Coverings, Garage Door Opener, Ceiling Fan(s), Game Room, Mud Room, Granite Counters, Guest Quarters
Appliances	Compactor, Refrigerator, Washer, Dishwasher, Disposal, Double Oven, Dryer, Exhaust Fan, Microwave, Range/Oven
Heating	Natural Gas
Fireplace	Yes
Fireplaces	Living Room
Stories	Two Story

Exterior

Exterior Features	Deck, Satellite Dish, Hot Tub, Irrigation Water, Landscaping, Lawn Sprinklers
Roof	Metal
Construction	Wood, Post & Beam
Foundation	Crawl Space

School Information

Elementary	Pagosa Springs K-4
Middle	Pagosa Springs 5-8
High	Pagosa Springs 9-12

Additional Information

Date Listed	September 5th, 2024
Zoning	Residential Single Family
Data Source	Cren MLS

Listing Details

Listing Office	Galles Properties
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