

\$1,250,000 - 1029 Hatcher Circle, Pagosa Springs

MLS® #823084

\$1,250,000

3 Bedroom, 3.00 Bathroom, 3,384 sqft

Residential on 9.94 Acres

Martinez Mountain Estates 1 - 03 Cnty Code
00288, Pagosa Springs, CO

FABULOUS HORSE PROPERTY! Discover this remarkable nearly 10-acre horse property with 3,3384 sq ft home in a prime location near town on a paved road! The land combines lush meadows, large ponderosa pines, and backs up to PLPOA open space. It is nestled near the San Juan National Forest offering a unique riding opportunity with no trailering.

The rustic mountain style home has large log beams in the interior, vaulted ceilings, and a beautiful log staircase. It is stuccoed on the outside for easier maintenance. You enter the home through a south-facing sunroom that is large enough for you to relax in and soak up the warmth. This room also provides passive solar heat in the winter. In the summer, this area can be entirely closed off from the rest of the house with the beautiful new glass sliding barn doors, allowing light into the interior of the home year around. Through these doors, the entryway takes you into the living room that has a cozy wood burning stove against a moss rock floor to ceiling backdrop with expansive windows on either side. A gorgeous panoramic view of meadows, ponderosa pines, and mountains can be seen through these windows and from the large wood deck, where you can enjoy your favorite beverage and watch the wildlife!

This 3-bedroom 3 bath home consists of a primary bedroom with a 5-piece ensuite bath



and walk in closet on the first floor. The second bedroom is upstairs off an open loft with a three-quarter bath. The loft is large enough for many uses – second sitting area, children’s play space, exercise room, art studio, etc. The third bedroom is in a separate apartment on the main level. It has a kitchen, living /dining area, bedroom, and bath. The apartment has a separate entrance from the deck or another from the garage - but can be easily incorporated into the main home. This area can be rented separately, used for guests, used as a media/game room keeping the additional 3rd bedroom and bath. Or, the whole area could be converted into a primary suite, giving you two separate primary bedrooms on the first floor!

The kitchen has been upgraded with gorgeous, leathered granite counter tops, upgraded appliances, and an adjoining pantry.

There is a bonus room that could be utilized as an office, dining room, or turned into another bedroom. The two-car attached garage has extra space with a built-in workbench and storage area. For convenience, there are two washers and dryers!

Everything you need for your horses is already here. You have 2 fenced pastures and a corral. A security gate is across the driveway. There is a covered area to store your hay and all your tools. A very large tack room is off the barn and a small bunk house that can be used as another tack room or place to store equipment.

This home is perfect for entertaining or just relaxing! A wonderful setting for enjoying the abundant recreational opportunities that Pagosa has to offer. Located less than 15 minutes from the Pagosa Lakes shopping center, this property provides the best of both

worlds - proximity to town amenities and direct access to thousands of acres of National Forest. Enjoy and relax in this exceptional horse property and enjoy the Colorado lifestyle!

Built in 1990

Essential Information

MLS® #	823084
Listing Price	\$1,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	3,384
Acres	9.94
Year Built	1990
Type	Residential
Sub-Type	Stick Built
Style	Raised Ranch
Status	Sold

Community Information

Address	1029 Hatcher Circle
Area	PS03 (Pagosa Lakes)
Subdivision	Martinez Mountain Estates 1 - 03 Cnty Code 00288
City	Pagosa Springs
County	Archuleta
State	CO
Zip Code	81147

Amenities

Utilities	Electricity Available, Propane, Cable Available, Phone Available
# of Garages	2
Garages	Basement Garage
View	Mountain(s)

Interior

Interior Features	Wood Stove, Window Coverings, W/D Hookup, Vaulted Ceiling(s),
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	Granite Counters, Guest Quarters, Pantry, Walk-In Closet(s), Garage Door Opener, Sun Room
Appliances	Range Top, Washer, Dishwasher, Microwave, Range/Oven
Heating	Propane, Wood
Fireplace	Yes
Fireplaces	Living Room, Wood Burning Stove
Stories	1.5 Story

Exterior

Exterior Features	Deck, Balcony, Landscaping
Windows	Double Pane Windows
Roof	Metal
Construction	Wood Frame, Concrete/Block
Foundation	Insulated, Stemwall, Wood, Concrete

School Information

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

Additional Information

Date Listed	April 18th, 2025
Zoning	Residential Single Family
Data Source	Cren MLS

Listing Details

Listing Office	EXIT Realty Home & Ranch
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