

Your Equestrian Experts



Mark Espoy

Broker, CRS, GRI, SRES

Denise Espoy

Associate Broker

I was born in Long Beach, California and raised a few miles away in Seal Beach. I lived in Laguna Beach, Dana Point and later moved to Fallbrook, CA where we owned an avocado ranch before moving to Pagosa Springs. During that time I also speculated in the real estate market along with other ventures. I met my spouse, Denise thirty years ago in San Clemente, California and we have two children. Our son Ryan graduated from the College of Engineering at CSU in Fort Collins, Colorado and is a structural engineer working with Herzog Contracting Corporation. Our daughter Jacqueline graduated college at CSU in Fort Collins also, majoring in the College of Equine Science.

Denise worked many years with the Pagosa Springs Family Medical Center and specialized in dealing with medical insurance companies. She can help you with any questions you have on the medical facilities, transferring medical insurance from one state to another and real estate! With her knowledge of medical insurance and real estate, you're in good hands with Denise!

We love working with folks who are interested in equestrian property. We've had horses since our daughter was 5 years old-- and still do. Our daughter has done the "Show Circuit" and during her last year in 4-H, came in 9th in the state overall in English, and 1st in English Showmanship for the State of Colorado. Jacqueline has also been in the semi-finals for "Miss Rodeo Colorado" twice, which was a very good experience for her. We have owned horses for 19 years now, so I do know what terrain makes good equestrian property and where it's located in the county!

I currently have earned the following real estate designations to help you with your real estate purchases or sales:

- * Certified Residential Specialists (CRS Designation) and member of the Council of Residential Specialists. Less than 5% of all REALTORS can qualify for this membership through sales and expertise!

- * Graduate REALTOR Institute (GRI Designation) This designation sets the standards for real estate professionalism, knowledge and productivity with training in different areas.

- * Senior Real Estate Council (SRES Designation) I have knowledge and expertise to counsel senior clients through major financial and lifestyle transitions involved in relocating, refinancing, or selling the family home.

I have 12 years experience of selling real estate in Pagosa Springs and have been with Jim Smith Realty since 1999.

I also worked at the local and state levels with the Colorado Association of REALTORS for many years.

- * President, Pagosa Springs Area Association of REALTORS® (2000-2001)

- * Professional Standards Committee Voting Member (2000 to 2006) – Colorado Association of REALTORS®

- * Treasurer and Officer, Pagosa Springs Area Association of REALTORS® (1998-2000)

- * Director, Pagosa Springs Area Association of REALTORS® (1997-1998 / 2001-2002/ 2003-2004)

With Denise and I working for you to find your "Dream Property" or fulfilling your "Wish List" you get the benefits of two!

We enjoy working with you in many different ways, together going out to views homes and land or giving you maps and MLS material to view on your own. We look forward to meeting you.....

Welcome to Pagosa Springs, Colorado!

"One Of Us Will Always Be Here For Your Real Estate Needs"

Knowledge, Integrity, & Experience Means Value Added Service To You!

Desk: (970) 264-3210

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Luxury Homes and Ranches



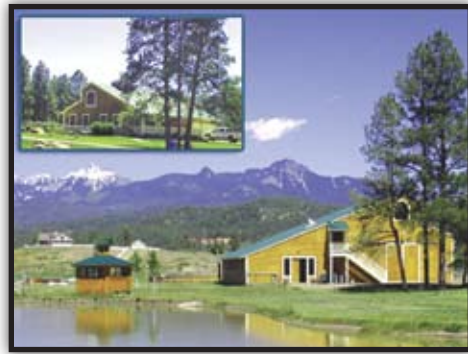
H01 MAJESTIC MOUNTAIN RANCH -- With 8 Bdrms, 5 Baths, Approx 5484 Sqft, 2 Story, On Approx 30.35 Acres, Built In 1947. Historic Majestic Mtn Ranch In Upper Blanco Basin, 1/4 Mile Of River, Barn, Tack Bldg, 2+Ac Of Fishing Ponds, Wolf Com Kitchen, Sauna, Lodge Living Rm >On County Rd 326 13640 (allen-esm) (590766)
majestic mountain homesites, lot 7 \$1,900,000



H02 THE FARGERSON HOME -- With 5 Bdrms, 3.5 Baths, Approx 4954 Sqft, 2 Story, On Approx 39.91 Acres, Built In 2001. Spacious, Open, Lite Filled W/Gorgeous Views. Open Kitchen With Island Range. Two Sunken Tubs W/Views. 3000 Sq Ft Barn. Must See! >On Northview Ct 141 (fargers-ram) (314157)
chris mountain ranch, lot 8 \$1,595,000



H03 THE LOVE HOME -- With 3 Bdrms, 2.5 Baths, Approx 2950 Sqft, 2 Story, On Approx 36.39 Acres, Built In 1997. Great Views!!! Home On 36 Acres, Minutes From Town. Has Sm Barn W/Stalls For 2 Horses Also Kennel. Larger Barn Currently Using To House Equipment. >On Chris Mountain Dr 285 (love-ram) (592104)
chris mountain ranch, lot 10 \$1,300,000



H04 THE KOCH RANCH -- With 3 Bdrms, 2.5 Baths, Approx 2418 Sqft, 2 Story, On Approx 35 Acres, Built In 1994. Seven Pines Ranch, Builders Home, 9 Stall Barn Indoor & Outdoor Riding Arenas, Round Pen, 5 Irrigated Pastures, Ponds, Views, Water Rights & Close To Town! >On Tierra Del Oro Dr 800 (koch-esm) (313397)
tierra del oro, lot 10 \$1,249,000



H05 THE COLE HOME -- With 2 Bdrms, 2 Baths, Approx 2048 Sqft, 2 Story, On Approx 42.46 Acres, Built In 1950. Farm On The San Juan River, Water Rights, 30 A Fenced W/ Ponds, Borders Ute Land. New Log Home W/ Wrap Around Deck, Guest House & Bunk House. >On County Rd 500 32900 (cole-web) (590356)
rural, tract in 32-4W SEC 21 (61592110009) \$1,200,000



H06 THE HANSEN HOME -- With 4 Bdrms, 3.5 Baths, Approx 4618 Sqft, 2 Story, On Approx 37.15 Acres, Built In 2003. Log Sided Home W/Beautiful Kitchen & Pecan Cabinets, Hickory Floors In Lr, Crystal Chandeliers In Dr & Entry. Wooded Lot & Expansive Views. >On Painted Elk Dr 38 (hansen-dat) (314086)
navajo river ranch, lot 50 \$998,000



H08 THE OUSTERLING HOME -- With 3 Bdrms, 3.5 Baths, Approx 3510 Sqft, 2 Story, On Approx 1.56 Acres, Built In 2004. Custom Designed Estate In Colorado Timber Ridge! E Mtn Views, Pines, Open Kitchen, Wolf Range, Granite Counters, Great Rm, Ac & Computer Light System >On Shooting Star Dr 160 (ousterl-esm) (581577)
colorado timber ridge 4, lot 193 \$875,000



H09 THE GOLDE HOME -- With 3 Bdrms, 3 Baths, Approx 3800 Sqft, 3 Story, On Approx 3.02 Acres, Built In 2005. Spacious Log Home, In-Floor Heat, Panoramic N & E Mtn Views, Quiet, Horse Property Near National Forest, 3Car/Rv Garage, City Water, Energy Efficient! >On San Juan Dr 858 (golde-esm) (581754)
loma linda 5, lot 148 \$815,000



H10 THE FUERST HOME -- With 3 Bdrms, 2.75 Baths, Approx 3234 Sqft, 3 Story, On Approx 5.02 Acres, Built In 2002. Hand Peeled 16" Full Round Log Home On Wooded Lot With Gorgeous Mountain Views, Decks On All 3 Levels, On Quiet Cul-De-Sac, Close To Shopping. >On Cameron Pl 160 (fuerst-mas) (313808)
pagosa meadows 4, lot 017 \$774,900



H11 THE PAPIERNAK HOME -- With 4 Bdrms, 4 Baths, Approx 3173 Sqft, 1.5 Story, On Approx 10 Acres, Built In 1997. Lindal Cedar Home W/ Panoramic Views, Great Sun. Comfortable Floor Plan, Walkout Basement And Awesome Locale Close To Town. Extra 5 Acres Available. >On Creekside Pl 31 (papiern-his) (582479)
pagosa alpha, sec 22-06 & sec15-10b \$727,500



H12 THE WILSON HOME -- With 4 Bdrms, 3 Baths, Approx 3150 Sqft, 1 Story, On Approx 9.45 Acres, Built In 2004. This Home Has Big Mtn Views, A Huge Real Rock Fireplace, Lots Of Upgrades And Plenty Room For Everyone. Property Has A Pond And It Is Close To Town. >On W McCabe St 217 (wilson-his) (313990)
pagosa alpha, sec 21-26 \$725,000



H13 THE HEARNE HOME -- With 4 Bdrms, 2 Baths, Approx 2488 Sqft, 2 Story, On Approx 5 Acres, Built In 1997. Beautiful Log Home, Top Of Hill, N & E Mtn View, Very Private, Lots Of Wildlife, Rock Fireplace, Master Suite On Main Level, Loft, End Of Cul-De-Sac >On Antler Ct 217 (hearne-esm) (313924)
pagosa meadows 4, lot 052 \$695,000