

Here to Help!



Frank Schiro
Associate Broker

Hi, and welcome to Pagosa Springs! I'm Frank Schiro. Together with my wife Robin, my best buddy, Sitka, an all-white Siberian Husky, and our chocolate lab, Pinon we're still discovering all of the things that make Pagosa Springs a great place to live, work and play.

I'm one of a rare breed – a Colorado native. I grew up in Pueblo and first became aware of Pagosa Springs when my family would come fishing and camping in South Fork and in the mountains around Pagosa. It's easy to see why people from all over the United States and the world fall in love with it here and I love helping them to own their own special piece of it.

Since I was born and raised in Southern Colorado and have lived in Colorado all of my life, I can assure you there are very few places left like Pagosa Springs. Surrounded by some of Colorado's most rugged mountains, Pagosa sits in a recreation wonderland. Living or visiting here, you're just minutes away from terrific snow and skiing in the winter and mountain biking, hiking, and great fishing during the warmer months. That is what brought my wife and me to this incredible area.

But, what really makes Pagosa special is that it is still affordable. In the Pagosa area, you can own a piece of heaven and still have enough money left to enjoy the fun it offers. Whether you're buying to live here, or just wanting that special getaway, Jim Smith Realty can help you realize your dreams.

That's where I can help. Buying a house or property can seem pretty overwhelming. At Jim Smith Realty we're here to make sure that process is smooth and painless, and I will do my best to make sure you are well taken care of. Since moving here I have gotten to know the area and the inventory very well. I have great relationships with mortgage companies, title companies, property managers, surveyors, home inspectors, and other realtors in the area. In fact in 2004 – 2005 I served as the treasurer and president elect of the Pagosa Springs Area Association of Realtors. I served as president for 2005 – 2006 and was honored by being selected as Pagosa Springs REALTOR of the Year for 2006.

I love helping people – it's just that simple. Through my years in manufacturing management (my pre-real estate life), I learned that everything boils down to people. I hope I can help, in some way, to make your Colorado mountain dreams come true.

Office: (970) 731-6491
Cell: (970) 946-0885
Email: Frank@JimSmithRealty.com

Pagosa Area HOMES H14-H25



H14 THE MCKINNEY HOME -- With 4 Bdrms, 3 Baths, Approx 3085 Sqft, 2 Story, On Approx 3.71 Acres, Built In 1997. Giancaspro Custom Home Remodeled In 2004-2005 In The Prestigious Wildflower Subdivision With Amazing Views. This Home Is A Must See. >On E Morning Glory Dr 272 (mckinne-dat) (581302) **wildflower, lot 21 \$600,000**



H15 THE BUNNING HOME -- With 3 Bdrms, 2 Baths, Approx 1616 Sqft, 1 Story, On Approx 23 Acres, Built In 1903. 23 Acre Investment Opportunity/Personal Getaway Awaits You At Squaw Creek Ranch! Includes 3 Homes, 2 Wells, & Quaint Stream, Water Rights & Pond. >On W Highway 160 25811 (bunning-ram) (593134)rural, **tract in 34-5W SEC 10 (568510400011) \$550,000**



H16 THE SIMACEK HOME -- With 3 Bdrms, 2.5 Baths, Approx 3040 Sqft, 2 Story, On Approx .25 Acres, Built In 1994. Impeccable Southwest Style Home On The Golf Course With A Flowing Functional Floor Plan.

>On Fairway Pl 187 (simacek-gun) (313797) **pagosa in the pines 1, blk 5, lot 011 \$519,500**



H17 THE HALEY PLACE HOME -- With 3 Bdrms, 2 Baths, Approx 1700 Sqft, 1 Story, On Approx 5.16 Acres, Built In 2004. Great Horse Property Just Past Parelli's On Cul-De-Sac W/ Fabulous Mt Views. 12X24 Deck. 2200 Sq Ft Morton Bldg & 3 Paddocks. >On Haley Pl 788 (haleyplace-mas) (313902) **spring estates, lot 13 \$439,500**



H18 THE WELLS HOME -- With 3 Bdrms, 3 Baths, Approx 2776 Sqft, 2 Story, On Approx 3.04 Acres, Built In 2002. Beautiful Home W Lg Open Loft Area! Fabulous Views Of Mtns, Lg Open Kitchen, Vaulted Ceiling, Sweet Well, 3 Shares Of Water Rights & Irrg Pasture Area >On E Highway 160 2763D (wells-esm) (586846) **r u r a l, tract in 35-1W SEC 8 (570108100003) \$499,000**



H19 THE WRIGHT HOME -- With 3 Bdrms, 2.5 Baths, Approx 2740 Sqft, 1 Story, On Approx .73 Acres, Built In 2003. Spacious 3 Bedroom With Office & 1000 Sq Ft Unfinished Basement Ready For Rec. Room Or Additional Bed & Bath. Well Built Great Southern Exposure. >On Capitan Cir 34 (wright-wab) (314174) **twin creek village, lot 593-594 \$490,000**



H20 THE UNGER HOME -- With 3 Bdrms, 2.5 Baths, Approx 2000 Sqft, 2 Story, On Approx 6.69 Acres, Built In 1978. Cozy, Well-Maintained Home With Gorgeous Views! Open Floor Plan, Fireplace In Master Bedroom, W/4 Decks & A Hot Tub Facing Those Mountain Views. >On Rifle Pl 328 (unger-wab) (313787) **pagosa meadows 2, lot 110 \$479,000**



H21 THE O'NEILL HOME -- With 4 Bdrms, 3 Baths, Approx 2391 Sqft, 2 Story, On Approx .25 Acres, Built In 2000. Awesome Home With Views Out Almost Every Window! Large Deck For Entertaining. Lots Of Space. Would Be Great Investment Property Or Full Time Home. >On Bluebird Ct 23 (o'neill-sec) (314147) **lake hatcher park, lot 123 \$439,000**



H22 THE B & P PRECISION HOME -- With 3 Bdrms, 2.5 Baths, Approx 2110 Sqft, 1 Story, On Approx .48 Acres, Built In 2007. Newly Developed Dove Creek Ranch Offers Meticulous Detailed Attention To Homes & Landscaping Through Hoa Cc&R'S. Sunset Mtn Views Located In Bayfield >On Dove Ranch 500 (b & p p-grl) (585568) **dove ranch (Bayfield), lot 201 \$439,000**



H23 THE LOVELAND HOME -- With 4 Bdrms, 3 Baths, Approx 2322 Sqft, 2 Story, On Approx .50 Acres, Built In 2007. New, In Established Neighborhood. Many Upgrades Inc. Granite Tiles & Stainless Steel Appliances. 2 Master Suites. Oversize Garage. >On Hills Cir 1240 (lovelan-spr) (589981) **pagosa highlands estates, lot 303 \$399,000**



H24 THE WOODWARD CABIN -- With 1 Bdrms, 1 Baths, Approx 1014 Sqft, 2 Story, On Approx 7.2 Acres, Built In 2005. Cute River Front Cabin With 4 Full Hookup Rv Sites! Water Rights, Lots Of Usable Property, Storage Building, Loft Bedrm, Fireplace & Close To Paved Road >On Carrico St 87 (woodwar-esm) (590138) **carri-blanco cabin sites, lot 23-26-35-36 \$395,000**



H25 THE SOLENTHALER HOME -- With 2 Bdrms, 2 Baths, Approx 1488 Sqft, 2 Story, On Approx 0.7 Acres, Built In 1989. Super Nice 2 Bedroom A-Frame In Pagosa Lakes. On 3 Lots With Spectacular Views Of The North Range And Pagosa Peak. Guest Apartment Above Garage. >On Morro Cir 210 (solenth-spr/his) (313574) **lake hatcher park, lot 260-261-262 \$355,000**