

Pagosa Springs:  
For Every Season  
of Your Life

Pagosa Area HOMES H38-H49



**Barb Walton**  
Associate Broker

My husband and I fell in love with Pagosa on a vacation here in the spring of 1996. After 28 years of living in the urban desert (Phoenix), we were ready for a positive change. Within three months of that visit, we moved into our new Pagosa home... and have felt grateful and blessed ever since.

Here we enjoy four seasons, clean air and a friendly small town lifestyle. It reminds me of my midwestern roots, growing up in Illinois.

As a couple, my husband Larry and I enjoy gardening, bird watching and exercising at the community recreation center a few times each week... attempting to work off the calories we consume because of another activity we enjoy... cooking!

On some days, my husband drives off in his jeep to enjoy his photography hobby, while I indulge in quilting, and searching the stores for interesting additions to my fabric stash!

More importantly, we enjoy being the parents of three grown sons and (even more so!) the grandparents of five grandchildren, one of whom live close to us. How we love them!

Living in Pagosa has been such a positive experience for us, I truly enjoy helping others find their dream property as well. In truth, I don't feel like I'm "selling". I feel like I'm helping new friends fulfill their dreams! What could be better than that?

Making new lifelong friends in this business has been so rewarding, and having them refer their friends and family to me is truly a blessing. I'm eager to help my clients buy or sell and have a low-stress experience. There are so many great properties and homes on the market today... I'd love to show you what Pagosa has to offer!

Office: (970) 731-6490  
Toll-Free: (888) 232-6757  
Cell: 970-903-9546



**H38 THE VAUGHAN HOME** -- With 5 Bdrms, 2 Baths, Approx 2072 Sqft, 2 Story, On Approx .23 Acres, Built In 1985. Great 5 Bedroom Home Near Lake Pagosa >On Carefree Pl 47 (vaughan-dav) (588357)

lake pagosa park, blk 9, lot 9 \$269,000



**H41 THE BROWN HOME** -- With 3 Bdrms, 2 Baths, Approx 1500 Sqft, 2 Story, On Approx .23 Acres, Built In 1997. Save Money On Utilities W/This Energy Efficient/Low Maintenance Home. Tall Pines, Home Water Filter, Air Lock Entry, Berber Carpet, Trex Deck & More. >On Mosswood Dr 167 (brown-his) (313612)

lakewood village, lot 118 \$255,000



**H44 THE JOHNSON HOME** -- With 3 Bdrms, 2 Baths, Approx 1681 Sqft, 1 Story, On Approx .11 Acres, Built In 2007. New Construction On This Pair Of Townhomes By Frontier Quality Homes - Doug Brown. Hardwood Floors, Granite Countertops & Custom Details Throughout. >On Midiron Ave 275 (johnson-wab) (313833)

pagosa in the pines 2, lot 207 \$239,000



**H47 THE STOUT HOME** -- With 4 Bdrms, 2 Baths, Approx 1274 Sqft, 1 Story, On Approx .24 Acres, Built In 1997. Great Home 4 Bedroom, 2 Bath, Very Well Maintained Priced To Sell >On Gala Pl 91 (stout-ram) (588150)

lake pagosa park, blk 5, lot 26 \$219,000



**H39 THE WOODS HOME** -- With 3 Bdrms, 2.5 Baths, Approx 1721 Sqft, 1 Story, On Approx .08 Acres, Built In 2006. Frontier Quality Home By Doug Brown. Be Assured That His Homes Pay Close Attention To Detail. This One Backs The Golf Course & Has Mountain Views. >On Midiron Ave 293 (woods-wab) (313831)

pagosa in the pines 2, lot 210 \$274,900



**H42 THE MAXVILLE HOME** -- With 2 Bdrms, 2 Baths, Approx 1684 Sqft. Victorian Style Home In Nicely Wooded, Quiet Area Of As 1. Beautiful Interior, Professional Grade Kitchen, 20 Ft Pantry. Exterior Storage Shed. >On Deer Trail 521 (Maxville - Wab) (593663)

Aspen Springs 1, Blk 15, Lot 13 \$235,000



**H45 THE JOHNSON HOME** -- With 3 Bdrms, 2 Baths, Approx 1681 Sqft, 1 Story, On Approx .11 Acres, Built In 2007. New Construction On This Pair Of Townhomes By Frontier Quality Homes - Doug Brown. Hardwood Floors, Granite Countertops & Custom Details Throughout. >On Midiron Ave 277 (johnson-wab) (313834)

pagosa in the pines 2, lot 208 \$239,000



**H48 THE BROWN HOME** -- With 3 Bdrms, 3 Baths, Approx 1456 Sqft, 1 Story, On Approx .23 Acres, Built In 2000. Ranch Style Home In Lakewood Village. Close To Town And On A Wooded Lot. Nice Open Floor Plan With Big Kitchen, Greatroom And A 2 Car Garage. >On Oakwood Cir 315 (brown-his) (581969)

lakewood village, lot 283 \$219,000



**H40 THE MONTAGRIFF HOME** -- With 4 Bdrms, 2 Baths, Approx 1824 Sqft, 1 Story, On Approx .21 Acres, Built In 1980. Great Home For A Growing Family W/Functional & Practical Floor Plan. Backs Up To Golf Course, Covered Deck With Mountain And Golf Course Views. >On Handicap Ave 378 (montagr-grl) (313455)

pagosa in the pines 1, blk 3, lot 006 \$265,000



**H43 THE KELLEY HOME** -- With 3 Bdrms, 2 Baths, Approx 2378 Sqft, 1 Story, On Approx .34 Acres, Built In 1974. This Home Is Located In A Quiet Neighborhood With Outstanding Views Off The Back Deck. Property Includes An Extra 1/2 Lot. New Roof Added In 2006. >On Mesa Dr 356 (kelley-lou) (584424)

ps mesa heights, blk 1, lot 16 \$249,500



**H46 THE LEONARD HOME** -- With 3 Bdrms, 2 Baths, Approx 1184 Sqft, 1 Story, On Approx .22 Acres, Built In 2001. Nice Home At End Of Quiet Cul-De-Sac Very Close To National Forest With Mountain Views. Generous Closets And Storage, Fireplace And Much More. >On Flintlock Pl 108 (leonard-dav) (314194)

pagosa highlands estates, lot 408 \$222,500



**H49 THE COX HOME** -- With 3 Bdrms, 2 Baths, Approx 1104 Sqft, 1 Story, On Approx .11 Acres, Built In 2006. Cute, Affordable 3 Bedroom, 2 Bath In Cores Area With Many Interior Upgrades, Granite Tile In Kitchen & Bathrooms. Home Includes Builder Warranty. >On Scratch Ct 49 (cox-wab) (593435)

pagosa in the pines 2, lot 254 \$212,000