

Condo Living

You'll find condo living at its finest here in Pagosa Springs. There are several types of condos in the Pagosa Lakes (Fairfield) core area. With Pinon, Pines, Lodge, Pinonwood, Lone Pine, Racquet and Aspenwood condos, you're sure to discover the perfect home for you. These existing condo units have been supplemented by newer developments such as Whispering Pines and the Cornerstone Lofts.

Each condo section is governed by its own bylaws and restrictive covenants. A monthly maintenance fee is paid to the Condominium Association, which cares for landscaping, and also takes care of water and sewer, trash and snow removal, as well as the building and common area insurance. Part of this fee is set aside for general building improvements also. These condo units vary from delightful efficiencies up to spacious 3 bedroom units.

Monthly maintenance fees average from \$90 up to \$180, annual taxes vary from \$450 to \$1000.

The condominiums are also subject to the Pagosa Lakes Property Owner Association's annual dues of \$160 per year. Most of these condos are located in the core area around Pagosa Lodge, with some facing the Meadows golf course, while others enjoy spectacular lake and mountain views.

The Aspenwood condos are fairly new buildings with efficiency units, some with one bedroom lock-offs. Many have fireplaces and mountain vistas; these condos are very popular. We have also begun to see 3 bedroom, 2 bath condos and town homes with garages.

Two condo units are located on both Lake Pagosa and Hatcher Lake, located outside of the core area; these condos offer lovely views. You'll find a smaller grouping of condos located on the green expanse of the Pines golf course.

Many of the condos are fully furnished with all the amenities of home. Fully equipped kitchens include dishes, silverware, a coffeepot, and more. All you need is your toothbrush.

On a financial note, the condo market was soft in the late 80s and early 90s because of revisions in 1986 that took away most tax advantages. People are getting back to the idea of using and enjoying condo life, and now the market is accelerating.

When you buy a condo you can have the best of two worlds by putting the unit on a short-term rental program. There are several rental management companies that can manage the unit for you. Some buyers find that the income received from renting offsets some of the annual condo expenses. In this instance, you will still be able to use the condo yourself.

Don't wait to get your hands on the great deals we're seeing now. With the way the market has improved the past few years, supply and demand is forcing the prices higher. Now is the time to buy.

Condos, Townhomes and Duplexes



A THE BRETANA TRUST TOWNHOUSE -- With 2 Bdrms, 3.00 Baths, Approx 1615 Sqft, Built In 1984. Stylish Townhome In Nicely Landscaped And Maintained Subdivision, Secluded Among The Aspens With Plenty Of Green Belt, Solitude & Pretty Rock Fireplace >On Wildwood Dr 175 #4 (bretana-grl) (313393)
mountain vista townhomes, bld 2, unit 4 \$221,900



B THE ARNOLD CONDO -- With 2 Bdrms, 2.5 Baths, Approx 1555 Sqft, Built In 2000. Pretty Condo With Gorgeous Views Of Lake Pagosa From Covered Deck, Dining Room And Master Bedroom. >On Aspenglow Blvd 78 (arnold-dav) (314205)
north cove condos, bld 1, unit 1 \$199,000



C THE NIGHTINGALE CONDO -- With 2 Bdrms, 1.5 Baths, Approx 1180 Sqft, Built In 1977. End Unit Condo Facing The Tennis Courts, Great Southern Exposure, Master On Lower Level With Loft Bedroom Upstairs, Needs Paint, Carpet & Tlc >On Pinon Causeway 160 #3059 (nightin-esm) (581999)
pagosa pines condo, bld 14, unit 8A (3059) \$119,000



D THE VIGIL CONDO -- With 1 Bdrms, 1 Baths, Approx 630 Sqft, Built In 1981. Great Condo Across From Pinon Lake With Mountain Views. >On Valley View Dr 37 #3136 (vigil-ram) (583349)
pinon condos, bld 27, unit 16E (3136) \$74,500



H44 THE JOHNSON DUPLEX -- With 3 Bdrms, 2 Baths, Approx 1581 Sqft, Story, On Approx .11 Acres, Built In 2006. 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



H45 THE JOHNSON DUPLEX -- With 3 Bdrms, 2 Baths, Approx 1581 Sqft, 1 Story, On Approx .11 Acres, Built In 2006. 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

The Brown Duplexes: Investment Opportunities Located on Paved Park Avenue, Each Unit is Close To Town and Features Excellent Rental Histories and Landscaped Yards. Buy One or All for a Package Deal!



I THE BROWN DUPLEX -- With 3 Bdrms, 2 Baths, Approx 2520 Sqft, Built In 2006. Great Investment Opportunity! Each Side Has 3 Beds, 2 Baths And A 1 Car Garage. Open Floor Plan. Paved Road, Close To Town & Excellent Rental History. >On Park Ave 414 (brown-his) (581953)
lakewood village, lot 316 \$320,000



J THE BROWN DUPLEX -- With 4 Bdrms, 4 Baths, Approx 2080 Sqft, Built In 1999. Great Investment Opportunity! Each Side Has 2 Beds, 2 Baths And A 1 Car Garage. Landscaped Yard, Paved Rd. And Close To Town. Excellent Rental History. >On Park Ave 554 (brown-his) (581940)
lakewood village, lot 310 \$287,000



K THE BROWN DUPLEX -- With 4 Bdrms, 4 Baths, Approx 2096 Sqft, Built In 2000. Great Investment Opportunity! Each Side Has 2 Beds, 2 Baths And A 1 Car Garage. Landscaped Yard, Paved Rd. And Close To Town. Excellent Rental History. >On Park Ave 572 (brown-his) (581930)
lakewood village, lot 309 \$287,000



L THE BROWN DUPLEX -- With 2 Bdrms, 2 Baths, Approx 2096 Sqft, Built In 1999. Great Investment Opportunity! Each Side Has 2 Beds, 2 Baths And A 1 Car Garage. Landscaped Yard, Paved Rd. And Close To Town. Excellent Rental History. >On Park Ave 476 (brown-his) (581948)
lakewood village, lot 313 \$287,000



M THE BROWN DUPLEX -- With 4 Bdrms, 2 Baths, Approx 1904 Sqft, Built In 1998. Great Investment Opportunity! Each Side Has 2 Beds, 1 Bath And A 1 Car Garage. Landscaped Yard, Paved Rd. And Close To Town. Excellent Rental History. >On Park Ave 596 (brown-his) (581921)
lakewood village, lot 308 \$265,000