

About Pagosa Lakes Area - Small Acreage

Pagosa Lakes Area Small Acreage

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Several subdivisions make up the "small acreage" areas of Pagosa Lakes. Not all are members of the Pagosa Lakes Property Association, but may have their own associations and dues. These small acreage areas generally have central water, but need to be serviced by individual waste treatment systems. Roads range from paved to gravel. Electric & telephone service is available to most areas and mayor may not be underground. These parcels range from 3 acres up to 20, but average 3 to 5 acres. Terrain varies from flat to hilly and even rugged; from wooded to open meadows; some secluded.

Pagosa Meadows Units 1 through 4 are located south of Hwy 160. South Pagosa Blvd. and Meadows Drive are the main access roads. This area is made up of mostly 5 acre parcels in a terrain that ranges from rugged to flat meadows. PLPOA membership is optional in Unit 1.

Pagosa Alpha Section is actually the very first subdivision to be developed in the late 1960s of what is now called Pagosa Lakes. PLPOA membership is optional. Area is made up of parcels ranging in size from 2.5 to 20 acres, but average 5 to 10. Eastern part tends to be very rocky.

Timber Ridge is a new area and is not part of the PLPOA, but has its own property owners association. Located east of the Meadows & south of Pagosa Alpha. Paved streets, central water and sewer, and underground utilities make this area stand out. Terrain ranges from flat to rugged, and open to wooded.

Martinez Mountain Estates, Units 1 & 2 are located to the north just south of Lake Hatcher. Properties are 3 plus acres in gently hilly terrain. Elevation is higher than Pagosa Meadows area. Ponderosa Pines predominate. Borders National Forest.

South Shore Estates is nestled around Lake Hatcher. Beautiful and hilly, it's a popular place to build larger and luxury homes.

Any Jim Smith Realty Agent will be happy to answer any questions you may have about subdivisions in this beautiful area.



ALPHA

P01 SINNOTT 5.00 ACRES (+-) -- Nicely Treed Property In Pagosa Alpha W/ Wonderful Views Of The Eastern And Northern Mountain Ranges. Private Location, Yet Great Access And Close To Town And Amenities. >On Great West Ave 1158, (sinnott-his) (587135)
pagosa alpha, sec 15-15a \$194,500



ALPHA

P02 PAPIERNAK 5.00 ACRES (+-) -- Gently Rolling Terrain, Trees And Views. Plenty Of Pasture For Horses. Great Value, Close To Town And In A Wonderful Neighborhood. Home Next Door Is Listed For \$727,500. >On Creekside Pl 31, (papiern-his) (582493)
pagosa alpha, sec 22-06 & sec15-10b \$160,000



ALPHA

P03 FUERST/RAO 5.00 ACRES (+-) - Level Wooded Parcel W/Mature Trees And Terrific Mountain Views. Perfect Homesite For A Secluded Forest Hideaway, Yet Close To Town On A Quiet Cul-De-Sac. >On Travis Pl 77, (fuerst-mas) (307561)
pagosa alpha, sec 22-17b \$194,900



ALPHA

P04 NRPI 8.86 ACRES (+-) -- Spectacular Southern And Western Views From This 8+ Acres In Alpha. Lots Of Trees. Electricity And Water In Place. Lots Of Wildlife. Owner Financing Available. >On E McCabe St 633, (nrpi-his) (304870)
pagosa alpha, sec 22-30 \$109,900



ALPHA

P05 ZANE 4.77 ACRES (+-) -- Beautiful Property With Incredible Panoramic Mt View. Gently Sloping Lot With Multiple Building Sites. >On N Squaw Canyon Pl 139, (zane-gun) (589250)
pagosa alpha, sec 23-01b \$235,000



ALPHA

P06 FRIDDLE 5.00 ACRES (+-) -- Secluded Lot On Quiet Cul-De-Sac At The Back Of Alpha Subdivision. Level, Wooded, With Mature Ponderosa Pines & Mountain Views. Close To Town & Amenities, Lots Of Privacy >On Paradise Ridge Pl 80, (friddle-mas) (307773)
pagosa alpha, sec 23-19a \$199,000



MEADOWS

P07 LAPALME 5.01 ACRES (+-) -- Beautiful Parcel With Pagosa Peak & Eastern Range Views, All Usable Land, Paved Road, A Few Trees, Good Equestrian Property, Property Next Door Also Available & Close To Town >On Meadows Dr 656, (lapalme-esm) (581050)
pagosa meadows 1, lot 91 \$199,000



MEADOWS

P08 LAPALME 5.01 ACRES (+-) -- Great Property With Pagosa Peak & Sunset Views On A Quiet Gravel Road, A Few Trees, Good Equestrian Property, Close To Town, Wildlife Roam, Property Next Door Also Available >On Paciente Pl 190, (lapalme-esm) (581051)
pagosa meadows 1, lot 92 \$189,000



MEADOWS

P09 LAPALME 5.01 ACRES (+-) -- Spectacular Property With Views Of Pagosa Peak & Sunsets. Building Site Surrounded With Pines, Oak & Cedar Trees, On A Quiet Gravel Road, Property Next Door Also Available >On Paciente Pl 110, (lapalme-esm) (581052)
pagosa meadows 1, lot 93 \$219,000



MEADOWS

P10 LAPALME 5.01 ACRES (+-) -- Fabulous Parcel With Pagosa Peak & Eastern Mtn Views, Scattered Pines & Oak, Saddle Area To Build, Good Equestrian Land, Paved Rd, Close To Town, Property Next Door Available >On Meadows Dr 728, (lapalme-esm) (581060)
pagosa meadows 1, lot 94 \$219,000



MEADOWS

P11 LAPALME 5.01 ACRES (+-) -- Beautiful Corner Parcel With Pagosa Peak & Eastern Mtn Views. Great Southern Exposure, Good Equestrian Property, Paved Road, Close To Town, Property Next Door Also Available. >On Meadows Dr 786, (lapalme-esm) (581062)
pagosa meadows 1, lot 95 \$179,000



MEADOWS

P12 LAPALME 5.01 ACRES (+-) -- Beautiful Corner Parcel With Pagosa Peak & Sunset Views Located On Quiet Gravel Roads, Good Equestrian Property, Nice Building Area, Property Next Door Also Available >On Paciente Pl 40, (lapalme-esm) (581067)
pagosa meadows 1, lot 96 \$165,000