

Helping You Find Your Mountain Paradise



Neil Gundelach
Associate Broker

I was born and raised in a suburb of The Big Apple. As a child, I had the incredible opportunity to travel to exotic tropical destinations. In the mid-70's my family had enough of the fast paced New York lifestyle and relocated to St. Croix, U.S. Virgin Islands. By the age of 10, I knew what I was designed to do in life – fly. From high school I attended an aeronautical university where I received a BS degree in aeronautical engineering. Upon graduation, I moved to Arizona and began a career in aviation. In 1983, while on a ski vacation, I discovered the ultimate resort area, a mountain paradise called Pagosa Springs, Colorado.

In 1985, I met my wife, Linda. We ultimately married, and my aviation career took us from Arizona to all over the United States and the Caribbean. After our first and only child was born, we decided settle down to a more permanent residency. I remembered the mountain paradise of Pagosa Springs. We investigated the area for schools, churches, reasonable cost of living, etc. In 1993, after several visits, and realizing that Pagosa Springs had it all, we purchased the most spectacular property on the San Juan River. Four years later, we relocated here and built our home. Our family has always been very active, and with Pagosa's four seasons, we are never at a loss for things to do. We enjoy hiking, camping, road biking, and 4-wheeling in the spring, summer and fall, and skiing, ice skating, and snowboarding in the winter.

I'm currently retired from the airlines and am able to spend better quality time with my wife and son, and enjoy all that this mountain paradise has to offer. Having traveled the world, I know resort properties. I have a technical eye for quality and detail (if you choose a pre-existing home), and a working knowledge of all aspects of construction, as well as an ability to lead you to the right property for your dream home, should you decide to build. Even if you're just looking for vacant land for now . . .

Let me help you find your perfect mountain paradise!

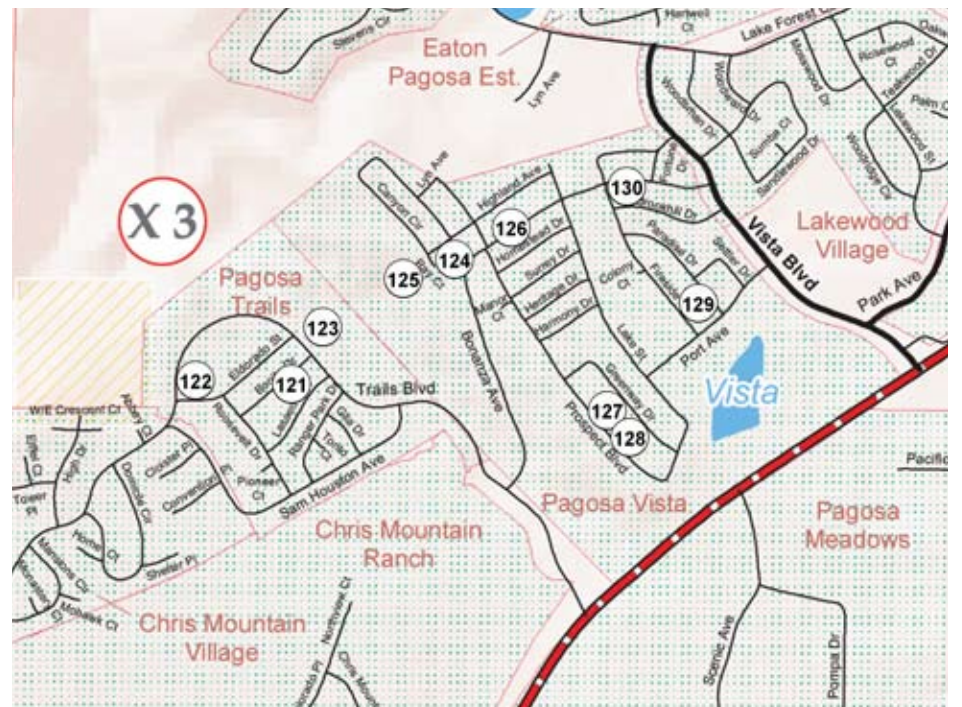
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Pagosa Lakes West Homesites

Pagosa Trails and Pagosa Vista

Pagosa Trails adjoins *Pagosa Vista* to the west. This is a small, quiet area with a sprinkling of trees in a predominately meadowed area, ideal for small cabins and homes. There are some good values on home sites and small homes. Access is by *Trails Blvd.* off Highway 160. The main roads are all-weather gravel. Recreational amenities and shopping facilities are not far away.

Pagosa Vista is the only mobile home area in the Pagosa Lakes Resort Area, offering an inexpensive alternative to other Resort living. Many of the home sites have views of the mountains and some are wooded. The properties generally run about 1/8 acre in size or about 50 ft. by 100 ft. All utilities are in; the streets are mostly paved. Natural gas is also available.





121
\$31,000

121 0.2Ac+- Nice Building Lot W/All Fees Pd. Great Value. (591688) pat, lot 171-172 >Lassen Dr 65 (ridge v-net) 122



122
\$45,000

0.21Ac+- Corner Lot Across From Blm. Big Views & Pines (582408) pat, lot 300-301 >Eldorado St 253 (batchel-grl)




123
\$22,500

0.16Ac+- "Beautiful Valley Lot" With All Utilities (306890) pat, lot 500 >Travelers Cir 21 (chapman-web)




124
\$25,000

0.15Ac+- Nice Flat Lot. All Utilities To Lot. (590223) pav, lot 023 >Highland Ave 224 (parsons-scf)




125
\$12,500

0.12Ac+- Cul-De-Sac Lot. Backs To Martinez Canyon. (589120) pav, lot 030 >Ray Ct 13 (seaberg-dat)



126
\$15,000

0.11Ac+- Great Beginnings Start Here- Nicely Wooded Lot (583070) pav, lot 196 >Homestead Dr 79 (ash-his)



126x
\$15,000

0.11Ac+- Lovely Wooded Lot For Your New Home (583076) pav, lot 196 >Brook Dive 165 (ash-his)




127
\$29,500

0.24Ac+- Great Homesite, With Big Mountain Views. (584756) pav, lot 362 >Greenway Dr 124 (perram-gun)



128
\$32,900

0.2Ac+- Great Views Of Pagosa Peak, Util. In Future (307995) pav, lot 365 >Greenway Dr 78 (parker-esm)



129
\$34,900

0.23Ac+- Easy Building Lot With Huge Mountain Views (307503) pav, lot 475 >Fireside St 37 (damon-his)



130
\$34,900

0.17 Ac+- Easy Build Lot Close to uptown, Good Price (587948) pat, lots 434-435 >Traveler's Cir 112 (vanstat-dat)