

# Table of Contents

Winter/Spring 2007-2008



**Jim Smith**, Publisher  
jsreality@jimsmithrealty.com

**Katie Vining**, Managing Editor,  
Editor in Chief  
guide@jimsmithrealty.com

**D. West Davies**, Advertising Sales  
west@jimsmithrealty.com

**Photography by** D. West Davies,  
Steve Vining and Daniel Ligon

**Maps by** GIS Department, Archuleta  
County, & Northstar Mapping. Map  
Locations by Lynx Geosystems.

The Pagosa Magazine and Real  
Estate Guide  
Copyright ©2007, Jim Smith Realty

All logos, photos, articles and content  
copyright ©2007, Jim Smith Realty  
All Rights Reserved  
One Copy Per Person: Free



**DOWNTOWN OFFICE:**  
(970) 264-3200 Fax: (970) 264-3220  
PO BOX 1680 445 SAN JUAN STREET  
PAGOSA SPRINGS, CO 81147

**MIDTOWN OFFICE:**  
(970) 731-3201 Fax: (970) 731-6022  
2383 EAGLE DRIVE,  
PAGOSA SPRINGS, CO 81147

[www.ThePagosaMagazine.com](http://www.ThePagosaMagazine.com)  
[www.JimSmithRealty.com](http://www.JimSmithRealty.com)  
[www.Pagosa.com](http://www.Pagosa.com)

**BROKERAGE RELATIONSHIP DISCLOSURE:** Jim  
Smith Realty and its agents are normally working with  
you as Transaction-Brokers on properties we have listed,  
and as Transaction-Brokers on properties listed with other  
companies. If you would like for us to represent you in a  
transaction involving a property not listed with us, we can  
do so by entering a Buyer Agency Contract.

**DISCLAIMER!** Every effort is made to ensure that all in-  
formation in this magazine and real estate guide is accurate;  
however, mistakes do happen! Jim Smith Realty is not liable  
for any errors or omissions contained herein. Please check  
all information with your real estate agent.

## Real Estate

Luxury Homes & Ranches .....	11
Homes H14-H25.....	13
Homes H26-H37 .....	21
Homes H38-H49.....	23
Homes H55-H62 .....	25
MultiFamily.....	27
Large Acreage T01-T12.....	29
Large Acreage T12-T18.....	31
Commercial C01-C07.....	43
Commercial C08-C13.....	45
Countywide Small Acreage....	47,49
Last Minute Listings.....	49
Pagosa Lakes Area	
Small Acreage.....	51,53,55
Pagosa Lakes Homesites	
East.....	57
Central.....	59
Northwest.....	60-61
North.....	62-63
West.....	65
Chris Mtn Village.....	67
Aspen Springs Homesites.....	71

## Agent Bios

Carol Sexton.....	8
Stephanie Hill .....	10
Mark & Denise Espoy.....	11
Bob Splawn.....	12
Frank Schiro.....	13
Tom Ramey.....	21
Barb Walton.....	23
D. West Davies.....	45
Barbara Webb.....	47
Lana Grey.....	53
Ron Bentley.....	55
Tim Davies.....	58
Neil Gundelach.....	65
Marianne Starr.....	66
Tommy Nell.....	67
Lou Poma.....	71

## Articles

Welcome to Pagosa.....	8
Area Stats and Info.....	10
Schools.....	12
Dining Guide.....	14
Lodging Guide.....	16
Area Attractions.....	18
Fishing.....	20
Golf.....	20
Chamber News.....	22
San Juan Outdoor Club.....	22
Airport Services.....	24
Well Permit Types.....	25
Condo Life.....	27
Area Myths and Legends.....	28
Owning 35+ Acres.....	29
Hot Springs.....	30
Pagosa History and Info.....	30
Land Surveys.....	31
Property Values and Taxes.....	31
Church Directory.....	32
Snow Sports.....	33
Real Estate Buyer's Guide..	34-35
Where to Live.....	36
Builder/Advertiser Directory....	42
Business Ownership.....	43
High Altitude Health.....	46
Area Trees.....	48
Small Acreage Info.....	49,51
Construction Loans.....	54
Choosing A Builder.....	56
Spec Home Buying.....	58
Winterize Your Home.....	66
Wolf Creek Ski Area.....	68-69



## MAPS

Dining Guide Map.....	14
West Fork Nordic Ski Track.....	33
County Map.....	37
Pagosa Country Map.....	38-39
Subdivision Locator.....	40
Pagosa Lakes.....	50
Pagosa Lakes East.....	57
Pagosa Lakes Central.....	59
Pagosa Lakes Northwest.....	61
Lake Hatcher Area.....	62
Pagosa Lakes West.....	65
Chris Mtn Village.....	67
Wolf Creek Ski Area.....	68-69
Aspen Springs.....	70

Cover Art



**Brad Gorman, Artist**  
"Aspen After Aspen"  
Oil on Canvas  
[www.bradgorman.com](http://www.bradgorman.com)  
Unauthorized Reproduction Prohibited

# Great Divide Title

An Issuing Agent of First American Title Insurance

The Fastest Growing Title Company in Archuleta County...  
Come In and Find Out Why!



390 Boulder Dr., Suite 100  
Pagosa Springs, CO 81147  
(970) 731-7700

Call Great Divide Title for all your real estate closing and title services.