

\$375,000 - 236 Evening Rain Court, Pagosa Springs

MLS® #810902

\$375,000

1 Bedroom, 1.00 Bathroom, 1,444 sqft
Residential on 3.40 Acres

Rio Blanco Cabin Sites 1 - 08 Cnty Code
00590, Pagosa Springs, CO

Looking for the dream riverfront property? Nestled on a quiet road, this property is a private haven, bordering the Blanco River to the north. This stunning dream property includes multiple swimming and fishing holes. Restored for river health and fish habitat, the river provides the perfect setting for fishing and swimming. The charming unfinished home offers a cozy retreat with a wood-burning stove, ample natural light, and a blank canvas for you to finish to your own tastes. The Blanco River is under adjudicated which means that riverfront land owners can legally draw water from the river for irrigation purposes, and water rights can be established through the Colorado Division of Water Resources. With a well and 2 bedroom septic already installed, this unique and dreamy river retreat is ready to be taken to it's potential.



Built in 2023

Essential Information

MLS® #	810902
Listing Price	\$375,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,444
Acres	3.40
Year Built	2023

Type	Residential
Sub-Type	Stick Built
Status	Sold

Community Information

Address	236 Evening Rain Court
Area	PS09 (Lower 84)
Subdivision	Rio Blanco Cabin Sites 1 - 08 Cnty Code 00590
City	Pagosa Springs
County	Archuleta
State	CO
Zip Code	81147

Amenities

View	Mountain(s), Stream/River, Valley
Waterfront	River

Interior

Heating	Propane, Wood
Fireplace	Yes
Fireplaces	Wood Burning Stove
Stories	1.5 Story,Loft

Exterior

Roof	Architectural Shingles
Construction	Wood Frame
Foundation	Basement-unfinished

School Information

Elementary	Pagosa Springs K-4
Middle	Pagosa Springs 5-8
High	Pagosa Springs 9-12

Additional Information

Date Listed	February 16th, 2024
Zoning	Residential Single Family
Data Source	Cren MLS

Listing Details

Listing Office	Jann C Pitcher Real Estate
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