

# \$1,295,000 - 322 Cool Pines Drive, Pagosa Springs

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MLS® #821599

**\$1,295,000**

4 Bedroom, 4.00 Bathroom, 2,237 sqft

Residential on 3.57 Acres

Colorado Timber Ridge 1 - 03 Cnty Code  
00121, Pagosa Springs, CO

Welcome to 322 Cool Pines Drive, located in Timber Ridge! This Craftsman home sits on 3.57 acres with lots of Ponderosa pines and beautiful views of the east range of the San Juan mountains. The exterior has 3/4 inch cedar siding with 2 inch trim. Exterior doors are made of Spanish cedar and each exterior door has a built in Phantom screen, letting in the Colorado mountain air. The decks are made of Brazilian Walnut wood, an ideal natural wood to use on a deck due to longevity. Inside, the kitchen has a food prep island, farmhouse apron sink, 2 drawer type dishwashers, a 6 burner gas cooktop, a warming drawer and convection microwave. The dining area and living room have beautiful custom floors made of Texas mesquite wood with a matching mesquite mantle above the gas fireplace. The primary suite has access directly to the exterior deck and hot tub. A corner gas fireplace provides a cozy atmosphere during winter nights. A steam shower in the primary bathroom is large and spa-like. The bathroom countertops, backsplash and shower are all beautiful tumbled natural stone. The 2 additional bedrooms on the main floor share a jack-and-jill bathroom. One guest bedroom has a built-in bookcase and murphy bed. Upstairs there is a private bedroom and bathroom, perfect for guests. The 26' x 42' barn was designed to accommodate horses. The tack room is insulated with a wall heater to provide



a warm spot for garage hobbies. The Little Bear ATV, stored in the barn, is included! This one-of-a-kind custom home is a must see. You will not be disappointed!

Built in 2005

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 821599      |
| Listing Price  | \$1,295,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,237       |
| Acres          | 3.57        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Stick Built |
| Status         | Sold        |

### **Community Information**

|             |  |
|-------------|--|
| Address     | 322 Cool Pines Drive                         |
| Area        | PS03 (Pagosa Lakes)                          |
| Subdivision | Colorado Timber Ridge 1 - 03 Cnty Code 00121 |
| City        | Pagosa Springs                               |
| County      | Archuleta                                    |
| State       | CO   |
| Zip Code    | 81147  |

### **Amenities**

|              |   |
|--------------|---|
| Utilities    | Electricity Available, Propane, Internet, Phone Available |
| # of Garages | 2   |
| Garages      | Attached Garage   |
| View         | Mountain(s)   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Window Coverings, Cathedral Ceiling(s), Ceiling Fan(s), W/D Hookup, Sound System, Skylight(s), Vaulted Ceiling(s), Pantry, Security System, |
|-------------------|---|

|            |  |
|------------|--|
| Appliances | Walk-In Closet(s), Hot Tub, Central Vacuum, Garage Door Opener<br>Refrigerator, Washer, Dishwasher, Disposal, Dryer, Exhaust Fan,<br>Microwave, Range/Oven |
| Heating    | Propane  |
| Fireplace  | Yes  |
| Fireplaces | Living Room, Bedroom, Gas Log, Glass Doors   |
| Stories    | 1.5 Story  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Deck, Storage, Covered Porch, Hot Tub, Landscaping |
| Windows           | Double Pane Windows                                |
| Roof              | Asphalt, Metal                                     |
| Construction      | Stone, Wood, Wood Frame                            |
| Foundation        | Insulated, Stemwall, Concrete, Crawl Space         |

## School Information

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

## Additional Information

|             |                           |
|-------------|---------------------------|
| Date Listed | March 3rd, 2025           |
| Zoning      | Residential Single Family |
| Data Source | Cren MLS                  |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Galles Properties |
|----------------|-------------------|

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