

\$2,500,000 - 6116 Highway 84 & 964 Squaw Valley Place, Pagosa Springs

MLS® #821894

\$2,500,000

3 Bedroom, 3.00 Bathroom, 4,005 sqft
Residential on 58.93 Acres

None, Pagosa Springs, CO

Live, Work, Play from home on this incredible 58-acre Ranch in the heart of the San Juans! The location is close to town, with access off a paved road, but tucked nicely below the south San Juan Mountain Range. The acreage is perimeter fenced and cross fenced and ready for your horses or cows. This custom home was built with all the bells and whistles and has room for the whole family. On the main floor you will find an open concept kitchen, dining and living area that are ideal for entertaining. The home includes oversized living room with 26' high vaulted ceiling, custom gourmet kitchen, oversize dining room, TV room/den, executive in-house office, gym room, 3 bedrooms, two full baths, 2 half baths, laundry room, and a spacious loft/sitting area. In this home you will find large windows framing the views, home security system, radiant in-floor heating, 9-foot ceiling on the main floor, T&G wood ceilings, custom live edge wood trim, two gas fireplace, grand elk horn chandelier, high-end stainless-steel appliances, and custom granite countertops. Bonus improvements: 36x50 heated shop; additional 36x46 D-Log heated shop with 14x36 loft for all your toys; garden shed with chicken coop. In addition to this great ranch house, you are being conveyed the "Mulch Business". It is an income producer with approximately 7000 yards of garden mulch valued around \$150K. Also conveying with this



sale is the equipment: an International Truck (freshly painted), power screen with conveyor, two fuel tanks, and a 926 E rubber tire front end loader. The property includes four fenced pastures, two ponds, lots of pine trees, and 6 B shares of irrigation water from the Echo Ditch.

Built in 2001

Essential Information

MLS® #	821894
Listing Price	\$2,500,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	4,005
Acres	58.93
Year Built	2001
Type	Residential
Sub-Type	Stick Built
Status	Sold

Community Information

Address	6116 Highway 84 & 964 Squaw Valley Place
Area	PS08 (Upper 84)
Subdivision	None
City	Pagosa Springs
County	Archuleta
State	CO
Zip Code	81147

Amenities

Utilities	Electricity Available, Propane, Internet
# of Garages	14
Garages	Attached Garage
View	Mountain(s), Valley
Waterfront	Pond

Interior

Interior Features	Window Coverings, Cathedral Ceiling(s), Ceiling Fan(s), W/D Hookup, Vaulted Ceiling(s), Granite Counters, Jetted Tub, Security System, T&G Ceilings, Walk-In Closet(s), Central Vacuum
Appliances	Refrigerator, Washer, Dishwasher, Double Oven, Dryer, Microwave, Range/Oven
Heating	Propane
Fireplace	Yes
Fireplaces	Living Room, Den, Gas Log, Glass Doors
Stories	Two Story

Exterior

Exterior Features	Covered Porch, Irrigation Water, Landscaping
Roof	Architectural Shingles
Construction	Wood Frame
Foundation	Slab

School Information

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

Additional Information

Date Listed	March 11th, 2025
Zoning	Residential Single Family
Data Source	Cren MLS

Listing Details

Listing Office	Jann C Pitcher Real Estate
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