

\$969,000 - 541 Perry Drive, Pagosa Springs

MLS® #824474

\$969,000

4 Bedroom, 3.00 Bathroom, 3,596 sqft

Residential on 8.82 Acres

Pagosa Peak Estates 2 - 06 Cnty Code 00416,
Pagosa Springs, CO

Your Dream Ranch Awaits in Pagosa Springs
“ An Idyllic Blend of Comfort, Nature, and Sustainability Imagine waking up in a beautifully renovated primary suite with a stunning tiled shower, washer & dryer, modern barn doors, and custom closet” your personal sanctuary. From your deck, take in breathtaking views of Pagosa Peak & the San Juan Mountain Range, surrounded by lush valley meadows and your own horse acreage. This property is set up for the ultimate equestrian lifestyle, with a home that combines modern upgrades and natural light, along with 4 separate fenced pastures, a fully equipped barn, and a professional arena. Nestled less than a half-mile from the National Forest and the Weminuche Wilderness, this ranch offers the perfect balance of privacy and adventure. As you wind down your paved driveway, greeted by your own security gate, you're met with a landscape that includes a red farmhouse, a red barn, and a white vinyl fence, all set against the stunning mountain backdrop. The Equestrian Dream: 4-Stall Barn: Equipped with hayloft and built-in drop chutes for easy feeding. Outdoor Arena: 100 x 200 feet with 400,000 lbs of premium sand engineered for performance and competition. 4 Separate Pastures: Recently revitalized, perfect for grazing and turnout. Loafing Shed: A cozy shelter for your livestock. Additional Barn Storage: Secure tack room and feed room, plus a new permitted addition offering



36' x 48' of space, ideal for equipment storage or additional boarding. Sustainability at Its Finest: Solar Power: The home is partially powered by solar panels with the refrigerator, stairwell lighting, and multiple outlets in case of power loss. A battery bank and inverter ensure sustainability, while excess power is sold back to La Plata Electric. Green Features: Solar tube lights and solar-powered roof vents. Off-Grid Potential: Powered by a well, propane, an upgraded 4-bedroom septic system, and solar electric service. Modern Living with Mountain Views: The main level features an open-concept kitchen, dining room, and living room with a grand stone fireplace, and sliding glass doors framing the spectacular views of the valley and mountains. Main Floor: Newly renovated primary suite, living space, and easy access to your attached 2-car garage and sunroom. Lower Level: 2 additional bedrooms, a living room, utility room with washer/dryer hookups, a 3/4 bath, and a separate entrance – perfect for guests or extra privacy. Greenhouse: An attached space for gardening. Hot tub with all weather cover. Extensive Landscaping: Beautifully maintained grounds that feel like your own private park. Generous Parking: Includes space for RV parking with a 36'x 24' shop that's extra tall for an RV or large equipment. Workshops and Outbuildings: Large workshop space for tools & projects, plus additional storage areas for everything you need. This property is more than just a home; it's a lifestyle. Freedom to enjoy your horses, outdoor adventures, and the natural beauty of Pagosa Springs.

Built in 1985

Essential Information

MLS® #	824474
Listing Price	\$969,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Square Footage	3,596
Acres	8.82
Year Built	1985
Type	Residential
Sub-Type	Stick Built
Style	Ranch Basement, Farm House
Status	Sold

Community Information

Address	541 Perry Drive
Area	PS06 (Pagosa North)
Subdivision	Pagosa Peak Estates 2 - 06 Cnty Code 00416
City	Pagosa Springs
County	Archuleta
State	CO
Zip Code	81147

Amenities

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

Interior

Interior Features	Wood Stove, Part Furnished, W/D Hookup, Granite Counters, Hot Tub, Garage Door Opener, Sun Room, Heated Garage
Appliances	Refrigerator, Washer, Dishwasher, Double Oven, Dryer, Range/Oven
Heating	Propane
Fireplace	Yes
Fireplaces	Living Room, Wood Burning Stove
Stories	Two Story

Exterior

Exterior Features	Deck, Storage, Hot Tub, Landscaping, Patio
Windows	Double Pane Windows
Roof	Metal
Construction	Wood, Wood Frame

Foundation Basement-finished, Basement-walk out

School Information

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

Additional Information

Date Listed May 22nd, 2025
Zoning Residential Single Family
Data Source Cren MLS

Listing Details

Listing Office Sherpa Real Estate

© The data relating to real estate for sale on this web site comes in part from the Internet Data Exchange (IDX) program of Colorado Real Estate Network, Inc. (CREN), Â© 2025. All rights reserved. All data deemed reliable but not guaranteed and should be independently verified. This database record is provided subject to â€œlimited licenseâ€• rights. Duplication or reproduction is prohibited. FULL CREN Disclaimer Real Estate listings held by companies other than Galles Properties contain that companys name. Fair Housing Disclaimer
Listing information last updated on October 15th, 2025 at 3:45am MDT

[FULL CREN Disclaimer](#)

[Fair Housing Disclaimer](#)