

PROPERTY ESSENTIALS

MLS # 831893
Status Active
Asking Price \$129,000
Address 74 Harman Ave
City Pagosa Springs
County Archuleta
State CO
Zip 81147
Area PS07 (Highway 160 East)

Class LAND
Type Residential
Apx.Total Acres 0.500
Price/Acre \$258,000.00

**LISTING DETAILS**

Listing Agent 1 Connie Goodnight - C: 719-580-0246
Listing Office 1 Land Properties, LLC - O: 719-873-1012
Listing Agent License 1 ER100005252
Listing Office License 1 EC100041278
Board Name Pagosa Springs
Seller Licensed Y/N No
Listing Agreement Exclusive Right to Sell
Agency Relationship Transaction Broker
Owner Name Payne
Limited Service Y/N No
Listing Date 2/22/2026
Input Date 2/24/2026 9:00 PM
Update Date 2/27/2026
Status Date 2/27/2026
HotSheet Date 2/27/2026
Price Date 2/24/2026
Showing Service ShowingTime
Update Date 2/27/2026 12:38 AM

Original Price \$129,000
REO/Lender Owned No
Possible Short Sale No
EM Deposit \$ 3000
EM Holder Title Company
Preferred Title Comp. High Country Title, Inc.
Exchange/Trade Y/N No
Listed in other Class Y/N No
Sale/Rent For Sale
Assoc. Doc. Count 0
Picture Count 16
Days On Market 8
Cumulative DOM 8
Listing Visibility Type MLS Listing
Input Date 2/24/2026 9:00 PM
Floor Plans Count 0

PROPERTY DETAILS

Subdv Name San Juan River Resort 1 - 07 Cnty Code 00710
Legal/Lot Block SAN JUAN RIV RES #1 Lot: 49 SJRR 1 Sec: 21 Twn: 36
 Rng: 1W
Price/Sqft \$5.92

Water Front No
Modular/Mobile Allow No
Income Producing No
Horse Setup No
Elem. School Pagosa Springs K-4
Middle School Pagosa Springs 5-8
High School Pagosa Springs 9-12

UTILITIES/RIGHTS

Water Supplier San Juan River Village Metro District
Water Tap Avail Yes
Water Tap Installed No
Water Tap Paid Yes
Water Well No
Mineral Rights Unknown
Water Rights/Irrig. No

Sewer Tap Avail Yes
Sewer/Septic In No
Sewer Paid Yes
Sewer Supplier San Juan River Village Metro District
Gas Supplier Propane
Electric Supplier La Plata Electric Association

PARCEL/TAX/HOA

Parcel ID # 557921402037
Realist ID 557921402037.000000
Tax Year 2025
Total Taxes \$ 1568.80
Special Assemnt Y/N No

HOA Y/N Yes
HOA Name SJRR Property Owners Association
HOA Dues Y/N Yes
HOA/Metro Fees 144.31
HOA/Metro Fees Frequency Annually
HOA Transfer Fees Y/N Yes
Covenants Y/N YES
FIPS Code 08007

MARKETING INFO

IDX Include Y
Syndicate to Internet Yes
Public MLS Sites Y/N Yes

Sign on Property Y/N Yes

FEATURES

CURRENT PROPERTY USE
 Residential Single family

UTILITIES
 Electricity Near

STREET DESCRIPTION/ACCESS
 County

DISCLOSURES
 Covenants

FEATURES

POSSIBLE PROPERTY USE

Mountain Recreation

ZONING

Residential Single Family

LOT SIZE/ACREAGE

.5-.99 Acres

PROPERTY DESCRIPTION

Wooded Lot

Phone Near

Internet

DOMESTIC WATER

Tap Paid

Public

DOMESTIC SEWER

Sewer Tap Available

Sewer Tap Paid

Gravel

TOPOGRAPHY

Rolling

VIEWS

Mountains

SHOWING INSTRUCTIONS

Call Listing Agent

TERMS

Cash

Conventional

1031 Exchange

AVAILABLE FOR AUCTION

No

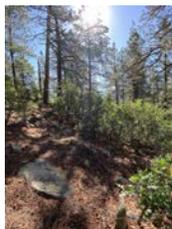
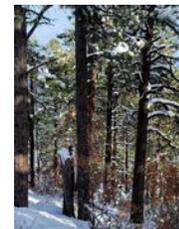
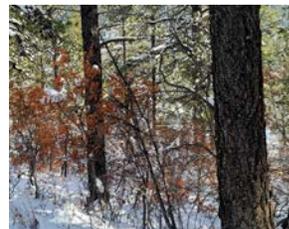
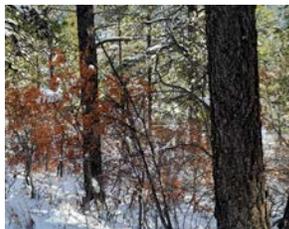
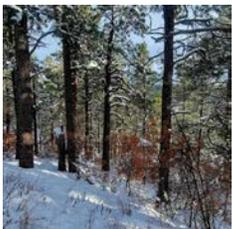
DIRECTIONS

Directions On Hwy 160 head east from Pagosa Springs. Go approx. 6.5 miles and turn left onto Harman Ave. Head up and look for sign.

PROPERTY DESCRIPTION/REMARKS

Prop. Description/Remarks This beautiful half-acre, heavily treed lot is located in the desirable San Juan River Resort, just minutes outside Pagosa Springs, Colorado. With multiple level building sites, it's an ideal setting for your Colorado mountain home—complete with excellent southern exposure and the perfect layout for a walk-out basement. Enjoy 360-degree mountain views, fishing access to the San Juan River, and a private community pond that's great for kids and grandkids. This subdivision is also a close community to Wolf Creek Ski Area, known for having the most snowfall in Colorado. Pagosa Springs offers everything you need—shopping, dining, grocery, medical services, and the world-famous hot springs—all just a short 5-minute drive away. Annual HOA dues: \$200 Metro fees: \$144.31 A fantastic opportunity to build in a quiet, wooded setting with unbeatable access to recreation and amenities. Call today to schedule a tour and explore the possibilities.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.