

MLS # 807874

## CUSTOMIZED CLIENT FULL DETAIL - LAND



**Status** Active  
**MLS #** 807874  
**Class** LAND  
**Type** Residential  
**Address** 48 Ponderosa Way  
**City** Durango  
**County** La Plata  
**Zip** 81301  
**Area** Durango Mountain Area  
**Subdv Name** Lake Purg1

**Asking Price** \$165,000  
**Price/Acre** \$161,764.71  
**Apx.Total Acres** 1.020  
**Apx. Irrig. Acres**  
**Water Rights/Irrig.** No  
**Sewer Tap Avail** No  
**Sewer/Septic In** No  
**Sewer Paid** No  
**Water Tap Avail** No  
**Water Tap Installed** No  
**Water Tap Paid** No  
**Modular/Mobile Allow** No

Virtual Tour:

## PROPERTY DETAILS

## Lot Dimension

## Acres Source

**Legal/Lot Block** Subdivision: LAKE PURGATORY #1 Block: 0  
 Lot: 56 LAKE PURGATORY UNIT 1 48  
 PONDEROSA WAY DURANGO 81301

**Water Front** No

## Fronts

**Income Producing** No

**Horse Setup** No

**Mineral Rights** Unknown

## Irr. Water Desc/Amnt

## Irrigation/Water District

**Water Well** No

**Water Supplier** Well

**Sewer Supplier** Septic

**Gas Supplier** Propane

**Electric Supplier** La Plata Electric Association

**Middle School** Miller 6-8

**High School** Durango 9-12

**Elem. School** Animas Valley K-5

## PROPERTY DESCRIPTION / REMARKS

Introducing a prime opportunity in Durango, CO! This 1.02-acre lot, situated at 48 Ponderosa Way near Lake Purgatory, offers a canvas of possibilities for your dream property. Nestled within the Southwest Colorado region, this vacant lot boasts the perfect blend of nature's beauty and tranquility. With abundant space, you have the potential to craft a distinctive retreat or a forever home that harmonizes with the surrounding landscape. The location's proximity to the lake and Purgatory Resort ensures easy access to recreational activities. 2.6 Miles to Purgatory 27.9 Miles to downtown Durango

## FEATURES

**CURRENT PROPERTY USE** Residential Single family  
**POSSIBLE PROPERTY USE** Residential Single Family  
**LOT SIZE/ACREAGE** 1-5 Acres

**VIEWS** Mountains  
**UTILITIES** Electricity Near  
**DOMESTIC WATER** Well-Other  
**DOMESTIC SEWER** Septic

PARCEL / TAX / HOA

<b>Parcel ID #</b>	508936405008	<b>Covenants Y/N</b>	YES
<b>Tax Account ID</b>		<b>HOA Y/N</b>	Yes
<b>Tax Year</b>	2023	<b>HOA Name</b>	LPOA
<b>Total Taxes \$</b>	1,004.48	<b>HOA/Metro Fees</b>	770
<b>Special Assemnt Y/N</b>	No	<b>HOA/Metro Fees Frequency</b>	Annually

SOLD INFO

<b>Sold Price</b>	<b>Selling Agent 1 - Agent Name</b>
<b>Sold Price/Acre</b>	<b>Selling Office 1 - Office Name</b>
<b>Contract Date</b>	<b>Selling Agent 2 - Agent Name</b>
<b>Closing Date</b>	<b>Selling Office 2 - Office Name</b>
<b>How Sold</b>	
<b>Concessions Y/N</b>	
<b>Concessions</b>	
<b>Additional Comments</b>	

