

RITO BLANCO RIVER RETREAT

2368A NEEDLES VIEW PLACE, PAGOSA SPRINGS, COLORADO



GALLES PROPERTIES
— *Ranch & Luxury* —

35.56 Acres

Borders National Forest

4,509 SF Fully Furnished Home

The Property



This extraordinary 35+ acre high mountain riverfront retreat offers a rare blend of privacy, water, and wilderness. Perched above the pristine Rito Blanco River, it borders the San Juan National Forest on two sides. Sold furnished this is a true alpine escape located in a gated community 14 miles from Pagosa Springs. The land is lush with a perfect mix of open meadows, towering pines, fir and aspen groves. The river runs through the property with an additional creek and a stocked pond to create an unmatched setting for both relaxation and recreation.

The main home captures classic mountain style with a warm, inviting interior featuring a dramatic two-story river rock fireplace, log accents, tongue-and-groove ceilings, and wood floors throughout. The newly renovated kitchen will delight the chef in the family with an island, bar seating, breakfast nook, coffee station, stainless appliances and corner pantry, all open to the living area. Enjoy unobstructed views of Square Top Mountain from the dining room and expansive wrap-around deck, where the sights and sounds of the river are ever-present. The main level includes a primary suite with a new tiled shower and soaking tub overlooking the river. There is a second suite on the main for guests plus a powder room. The upper level offers a game room with pool table, third guest suite, two additional bedrooms, full bath, and bunk/playroom—ideal for a large family or numerous guests. A heated two-car attached garage includes a dog wash along with a large mud/laundry room and gun safe.

Sparks creek runs along the separate guest house with another two-car garage, bedroom, office, kitchen, and full bath—perfect for guests or a caretaker. Fully fenced and cross-fenced for horses, the property also includes storage for equipment and mountain toys. Step directly into endless outdoor recreation with access out your backdoor to hiking, biking, fishing, hunting, snowmobiling and riding into thousands of acres of national forest. The Rito Blanco Ranch offers exceptional privacy with year-round access. This is an unparalleled riverfront mountain getaway.

Snapshot

PROPERTY SNAPSHOT



GENERAL INFORMATION

- ~ 35.56 Acres
- ~ 4,509 SF Home (6 BR/6 BA)
- ~ Fully Furnished, Including Decor
- ~ Huge Mountain Views
- ~ 2-story River Rock Fireplace
- ~ Vaulted T&G Ceilings
- ~ Newly Renovated Kitchen
- ~ Expansive Wrap-around Deck
- ~ Main Floor Primary-New Shower/Tub
- ~ Heated Attached Garage-Dog Wash
- ~ Toys, Tools & Equip. Included



LAND & WATER

- ~ Borders 2 Sides Nat'l Forest
- ~ Rito Blanco River Runs Through
- ~ Creek & Stocked Pond
- ~ Open Meadows, Pines, Fir, Aspen
- ~ Fully Fenced & Cross-Fenced



INFRASTRUCTURE

- ~ Well Water/Septic
- ~ Electricity/Propane
- ~ Starlink Internet
- ~ Phone - Cell Reception



TAXES/ZONING/SUBDIVISION

- ~ \$4008.68 (2025)
- ~ Zoned Residential/Agriculture
- ~ Rito Blanco Ranch 1- Gated



PLEASE NOTE THAT CURRENT YEAR TAXES MAY DIFFER FROM PRIOR YEAR. BUYERS ARE ADVISED TO REFER TO COUNTY RECORDS FOR ADDITIONAL INFORMATION.

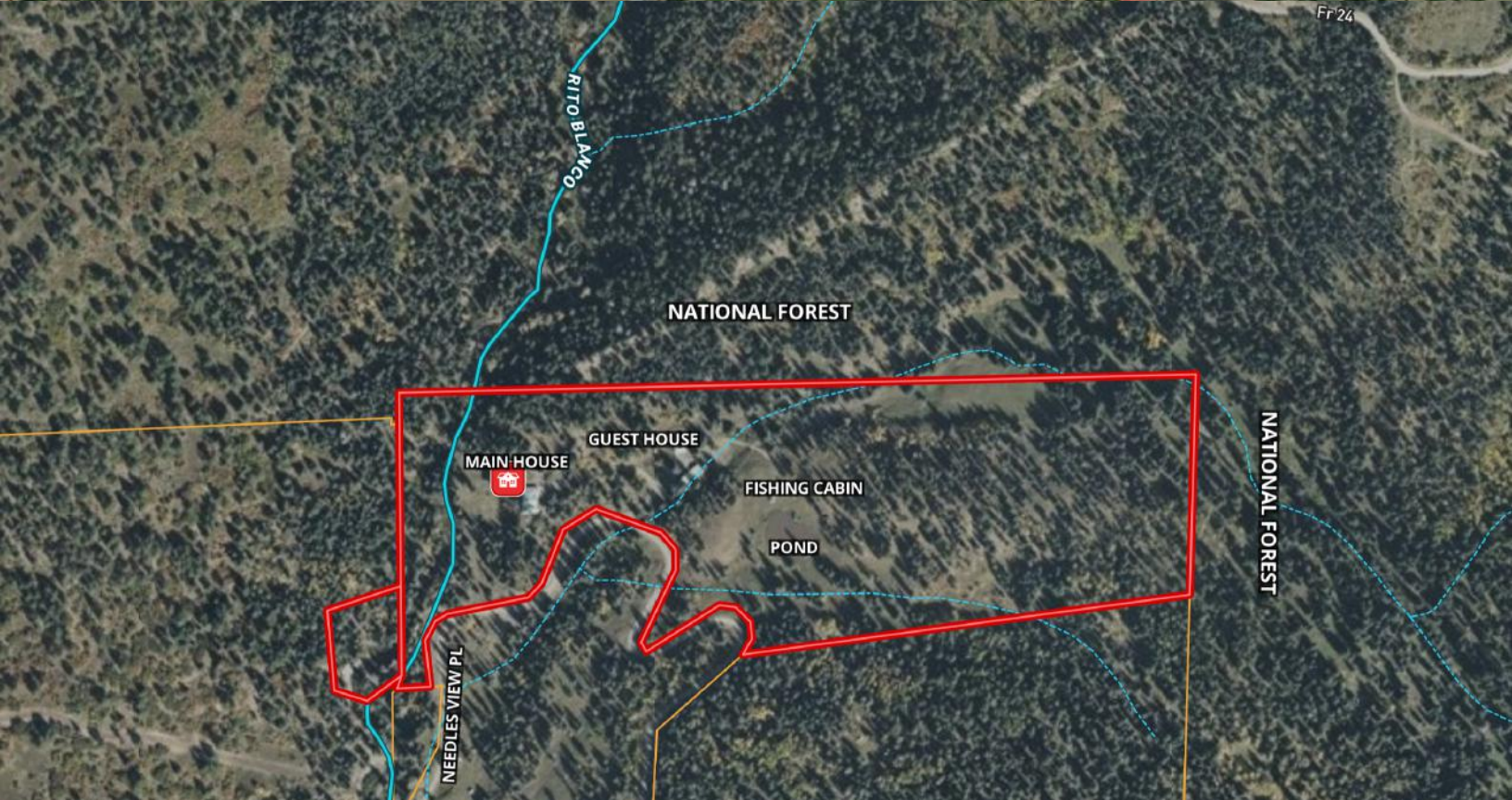


360 Degree Tour

Click Image Above To View Video

Take a 360 degree tour of this 2,843 SF home with 3 bedrooms, 2.5 baths with beautiful riverfront access.





The Location



[Click To View
Interactive Map](#)

WHERE IS PAGOSA SPRINGS, CO?

FLYING TO PAGOSA SPRINGS

Commercial air service is available at La Plata County Airport in Durango with direct flights to Denver, Phoenix and seasonally to Dallas. Private air service is available in Pagosa Springs at Stevens Field.

DRIVING TO PAGOSA SPRINGS

Albuquerque	214 Miles
Santa Fe	152 Miles
Denver	277 Miles
Durango	60 Miles



Stevens Field in Pagosa Springs offers an 8,100 foot runway for private aircraft, while Durango offers commercial air service an hour away.



The Lifestyle

With millions of acres of National Forest and wilderness land surrounding this beautiful area, year-round recreational opportunities abound in and around Pagosa Springs. From soaking in the world famous Hot Springs and mountain biking, hiking and fishing in the many lakes and rivers, to skiing at Wolf Creek Ski Area, snowmobiling and hunting, this beautiful corner of the world will take your breath away.





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Information presented here is intended to be accurate but is not guaranteed and should be verified with an independent party prior to purchase.