

BLACK POWDER RENDEZVOUS

56 BLACK POWDER PLACE, PAGOSA SPRINGS, COLORADO



75.09 Acres

10,920 SF Living Space

Custom Log Home | Barn | Pond

7 Bedrooms | 11 Bathrooms

The Property

More than a home, this is a place to gather, to celebrate, and to create a legacy that will be treasured for generations to come.

What began as a private mountain retreat has evolved into one of the most remarkable legacy estates in Pagosa Springs. For the first time ever offered to the public, this extraordinary 75-acre property captures the essence of refined mountain living; combining luxury, function, and the extraordinary opportunity to own a true Colorado sanctuary. The centerpiece of the estate is a 9,640-square-foot custom log home, thoughtfully designed with timeless architecture and built to uncompromising standards. Including guest quarters and caretaker accommodations, the total indoor living space spans an impressive 10,920 square feet. Every detail reflects craftsmanship and care, from the stained-glass entryway that welcomes you inside to the floor-to-ceiling windows framing sweeping, unobstructed views of Pagosa Peak and the San Juan Mountains. Inside, you'll find six fireplaces, a wood stove, an indoor barbecue, temperature-controlled wine room, and multiple inviting entertaining spaces including a cathedral great room and a game room. With four full kitchens, three sets of washers and dryers, and luxuriously appointed guest quarters, this estate is as functional as it is elegant. Premium finishes include Sub-Zero refrigeration, wood and stone floors, three radiant heating systems providing comfort throughout the home, and an attached oversized 3-car garage giving an additional 1,280 square feet of heated space.

Beyond the residence, the property's amenities continue to impress. A large barn and shop offers a further 2,880 square feet of heated garage space, complete with two car lifts, industrial shelving, two horse stalls, and a 1,280-square-foot apartment, all with separate utilities. For those who love the outdoors, the estate offers endless opportunities to hike, ATV, snowmobile, cross-country ski, and snowshoe all on your own land. The outdoor living experience has been completely reimagined, with over \$1.2 million in new patios, decks, and landscaping, including 5,800+ square feet of heated decks and flagstone hardscape, a new hot tub, fire pit, and custom landscape lighting. A private pond with power, water, and a fish feeder, garden paths, sitting areas, and full irrigation complete this remarkable setting. Accessibility meets privacy here, with two gated entrances, and only four miles on fully paved roads to either Stevens Field Airport or Highway 160. The estate includes an additional parcel with separate utilities which has an ideal building site with incredible mountain views should you wish to expand your legacy with an additional home. Why Pagosa? Because it's a place to get away from it all. Here, you can fly fish in pristine rivers, ski Wolf Creek's legendary powder, explore endless trails, or simply relax on your deck and watch the alpenglow fade across the peaks. 56 Black Powder Place...a rare jewel in one of Colorado's best kept secrets.

Snapshot

PROPERTY SNAPSHOT



PROPERTY OVERVIEW

- ~ 75.09 Acres
- ~ Unobstructed Mountain Views
- ~ 2 Gated Entrances, 100% Paved
- ~ Pond w/Power, Fish Feeder
- ~ Nat'l Forest Access Nearby



MAIN RESIDENCE

- ~ 9,640 SF Custom Log Home
- ~ 5 Fireplaces + Wood Stove
- ~ Indoor BBQ
- ~ Temp. Controlled Wine Room
- ~ Wood & Stone Floors
- ~ 3 Radiant Heating Systems
- ~ Sub-zero Refrigeration
- ~ 1,280 SF Attached Heated Garage



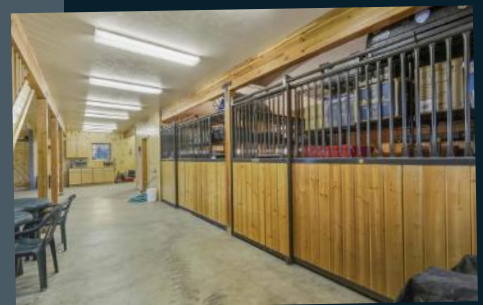
INFRASTRUCTURE

- ~ 2,880 SF Barn/Shop w/Lifts, Stalls
- ~ 1,280 SF Guest Apt. & Wood Stove
- ~ Expansive Patios & Decking
- ~ Hot Tub & Fire Pit
- ~ Prof. Landscaping & Lighting



TAXES/ZONING/SUBDIVISION

- ~ \$11,906.08 (2024)
- ~ Zoned Agricultural, Residential
- ~ Gated Rendezvous Subdivision
- ~ Buildable Mountain View Lot



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



Take A Video Tour Of This Property



The Views

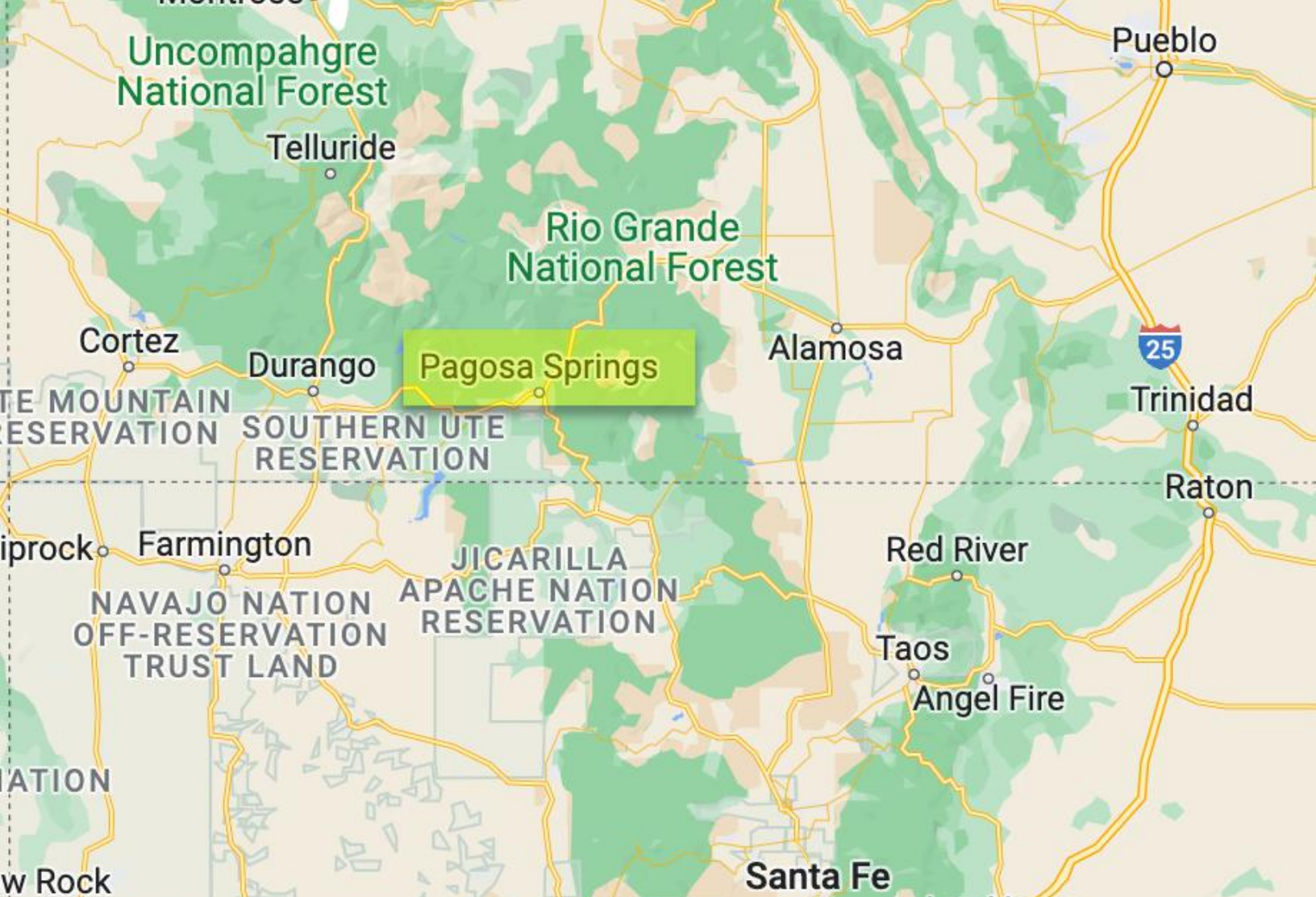
There is nothing more spectacular than the panoramic views in every direction in Pagosa Springs - especially from this beautiful property. And with over 300 days of sunshine each year, the blue skies are just as breathtaking.



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.





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.



Discover Pagosa Springs



SCAN FOR MORE INFORMATION ON
56 Black Powder Place, Pagosa Springs, CO

This Property Is Co-listed By Galles Properties and Jann C. Pitcher Real Estate



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