

PROPERTY ESSENTIALS



MLS # 825372
Status Active
Asking Price \$1,075,000
Address 95 Ute Pass West
City Durango
County La Plata
State CO
Zip 81301
Area Durango Rural

Class RESIDENTIAL
Type Stick Built
Bedrooms 3
Total Bathrooms 4.00
Year Built 2003
Apx.Total SF 2,728
List Price/SqFt \$394.06
Garage Capacity 2
Apx.Total Acres 0.532



LISTING DETAILS

Listing Agent 1	Heather Erb - C: 970-946-0740	REO/Lender Owned	No
Listing Office 1	Destination DRO Real Estate Group, LLC - O: 970-422-8155	Possible Short Sale	No
Listing Agent License 1	ER40029131	Real Estate Included	Yes
Listing Office License 1	EC100104435	EM Deposit \$	30,000
Board Name	Durango Area Assn of Realtors	EM Holder	Title Company
Seller Licensed Y/N	No	Preferred Title Comp.	Colorado Title & Closing Services, LLC
Foreign Owned Y/N	No	Possession	closing
Listing Agreement	Exclusive Right to Sell	Sale/Rent	For Sale
Agency Relationship	Seller's Agent	Original Price	\$1,075,000
Owner Name	Herman	Exchange/Trade Y/N	No
Limited Service Y/N	No	Listed in other Class Y/N	No
Listing Date	6/13/2025	Assoc. Doc. Count	0
Input Date	6/13/2025 8:00 AM	Picture Count	33
Update Date	6/19/2025	Days On Market	7
Status Date	6/16/2025	Cumulative DOM	7
HotSheet Date	6/16/2025	Seller Price Concessions	No
Price Date	6/13/2025		
Showing Service	ShowingTime		

PROPERTY DETAILS

Subdv Name	Ute Pass Ranch	1/4 Baths	0
Legal/Lot Block	Lot 18, Ute Pass Ranch, Final Plat Project No.2001-159, according to the recorded plat thereof filed for record August 22, 2002 under Reception No. 836495	1/2 Baths	1
Lot Dimension	250' x irreg	3/4 Baths	2
Lot Dim. Source	GIS	Full Baths	1
NewCnstrct	No	Primary Bedroom Dimensions	19ft 4in X 13ft
Short Term Rental Available	No	Bedroom #2 Dimensions	11ft 4in X 13ft 7in
Water Front	No	Bedroom #3 Dimensions	12ft 1in X 13ft 7in
Property Attached Y/N	No	Living Room Dimensions	29ft 9in X 19ft 9in
Furnished	Unfurnished	Dining Room	Yes
Main SF	1,082	Dining Room Dimensions	10ft 6in X 13ft 6in
Upper SF	1,244	Family Room	Yes
Finished Bsmt SF	362	Family Room Dimensions	23 ft 1in X 20ft 3in
SqFt Source	LPC+owner	Kitchen Dimensions	19 ft X 13ft 6in
Garage Y/N	Yes	Total Office/Den(s)	0
Garage Type	Attached Garage	Laundry/Util Dimensions	7ft 5in X 6ft 10in
Carport Y/N	No	Great Room	Yes
Addit Living Quarters	No	RV Parking	No
Elevation	7060'	Horse Setup Y/N	No
		Elem. School	Riverview K-5
		Middle School	Miller 6-8
		High School	Durango 9-12
		Input Date	6/13/2025 8:00 AM
		Listing Visibility Type	MLS Listing
		Update Date	6/19/2025 8:48 AM
		Price Per SQFT	\$394.06

UTILITIES/RIGHTS

Water Supplier	Ute Pass Water Association	Internet Service Y/N	Yes
Water Well	No	Internet Provider	Spectrum/Charter
Sewer Supplier	City of Durango	Water Rights/Irrig.	No
Gas Supplier	Atmos Energy		
Electric Supplier	La Plata Electric Association		

PARCEL/TAX/HOA

Parcel ID #	566514105018	HOA Y/N	Yes
Realist ID	5665-141-05-018	HOA Name	Ute Pass
Tax Account ID	R424481	HOA Dues Y/N	Yes
Tax Year	2024	HOA/Metro Fees	\$300
Total Taxes \$	3814.84	HOA/Metro Fees Freq.	Quarterly
Special Assemnt Y/N	No	HOA Transfer Fees Y/N	Yes
		Covenants Y/N	YES
		FIPS Code	08067

MARKETING INFO

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

GREEN CERTIFICATIONS

Green Certification Y/N	No	LEED for Homes Y/N	No
HERS Rated Y/N	No	NAHB/NGBS-ICC 700 Y/N	No
Energy Star Qualified Y/N	No	Other Green Cert. Y/N	No

FEATURES

CURRENT PROPERTY USE	HEATING SYSTEM	UTILITIES	INTERIOR INCLUSIONS
Residential	Floor Radiant	Electric	Wood Stove
LOT SIZE/ACREAGE	Ductless System	Natural Gas	Window Coverings
.5 - .99	FIREPLACE/LOCATION/ TYPE	DOMESTIC WATER SOURCE	Ceiling Fan(s)
PROPERTY DESCRIPTION	Living Room	Central Water	W/D Hookup
Adj to Greenbelt	Woodstove	DOMESTIC SEWER SOURCE	Vaulted Ceiling
RESIDENCE STYLE	COOLING	Central	Granite Counters
Contemporary	Ductless system	APPLIANCE INCLUSIONS	Walk In Closet
RESIDENCE STORIES	DINING	Range/Oven	Game Room
Three Story	Kitchen Bar	Refrigerator	Media Room
CONSTRUCTION TYPE	Separate Dining	Dishwasher	EXTERIOR INCLUSIONS
Wood Frame	MASTER BEDROOM LEVEL	Washer	Landscaping
FOUNDATION/ BASEMENT	Upper Level	Dryer	Deck
Basement-walk out	FENCE	Disposal	Lawn Sprinklers
ROOF	Privacy	Microwave	Covered Porch
Asphalt	Partial Property	Exhaust Fan	HOA INCLUSIONS
FLOORING	Fenced - Back		Snow Removal
Carpet-Partial	STREET DESCRIPTION/ACCESS		Other
Hardwood	Paved		Road Maintenance
Tile			COMMON FACILITIES
HEATING FUEL/SOURCE			Other
Natural Gas			TERMS
Electric			Cash
			Conventional

DIRECTIONS

Directions From Durango heading out Florida Road, take a right on Ute Pass West. Bend to right, Continue to home and sign on left.

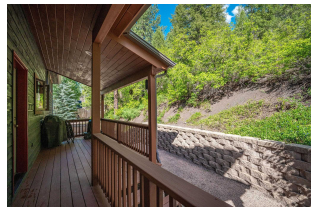
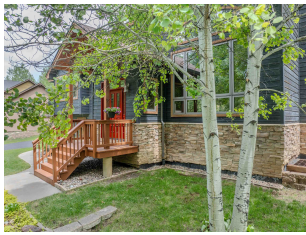
PROPERTY DESCRIPTION

Remarks Private Retreat with Modern Comforts – Just Minutes from Downtown Durango. This beautifully maintained home sits on over half an acre in a quiet, private neighborhood just 10 minutes from downtown Durango. Surrounded by mature aspens and backing to open space, this setting offers rare privacy without sacrificing convenience. Whether you're looking for peaceful seclusion or easy access to town, this property delivers both. Step inside to an open-concept main level filled with natural light, featuring hardwood floors, custom trim, and a cozy wood stove with a stone surround. The split-level layout is thoughtfully designed to provide excellent separation of space while maintaining a comfortable flow throughout the home. The private primary suite is a bright and tranquil retreat, featuring large windows that bring the outdoors in. It includes dual closets, a built-in TV nook, and a spacious en suite bath complete with a soaking tub—perfect for relaxing at the end of the day. Set above the living room, two rooms connected by a well-appointed Jack and Jill bathroom offer functionality and privacy for family or guests. Separated from the main living quarters, a bonus room offers endless possibilities. Currently used as a home theater, this livable space includes a kitchenette, a three-quarter bath, two closets, and a large storage room with built-in shelving. Outdoor living is just as inviting, featuring a covered deck off the dining area and a fenced backyard, along with a separate, spacious patio shielded by an 8-foot privacy fence—perfect for entertaining or enjoying the fresh mountain air. The oversized two-car garage features an additional half bay for toys or tools and includes built-in cabinetry for added storage. Additional highlights include direct access to scenic community trails and a private pond, making it easy to enjoy Durango's outdoor lifestyle right from your doorstep. This home is the perfect blend of peaceful mountain living and everyday functionality—don't miss the opportunity to make it yours!

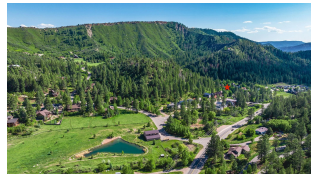
ADDENDUM

Addendum HOA transfer fee is \$200. HOA info can be found at <https://utepasshoa.org/> Square footage was calculated as the assessor's 2326 for the main and upper levels, plus an additional 362sf for the finished, heated basement.

ADDITIONAL PICTURES



Pond



Subdivision



DISCLAIMER

This information is deemed reliable, but not guaranteed.

CLIENT HANDOUT



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County La Plata
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Total Bathrooms 4.00
Garage Type Attached Garage
Garage Capacity 2
Apx.Total Acres 0.532



Prepared Courtesy of: Hazel Hackett - C: 970-508-0286

Destination DRO Real Estate Group, LLC

General Info

Subdv Name	Ute Pass Ranch	Main SF	1,082	Water Supplier	Ute Pass Water Association
Internet Service Y/N	Yes	Upper SF	1,244	Sewer Supplier	City of Durango
Fronts		Lower SF		Gas Supplier	Atmos Energy
RV Parking	No	Bsmt SF		Electric Supplier	La Plata Electric Association
Addit Living Quarters	No	Finished Bsmt SF	362	HOA/Metro Fees	\$300
Dining Room	Yes	Primary Bedroom Dimensions	19ft 4in X 13ft	HOA/Metro Fees Freq.	Quarterly
Family Room	Yes	Living Room Dimensions	29ft 9in X 19ft 9in	Apx. Irrig. Acres	
Great Room	Yes	Bedroom #2 Dimensions	11ft 4in X 13ft 7in	Irrigation/Water District	
		Dining Room Dimensions	10ft 6in X 13ft 6in	Irr. Water Desc/Amnt	
		Bedroom #3 Dimensions	12ft 1in X 13ft 7in		
		Family Room Dimensions	23 ft 1in X 20ft 3in		
		Bedroom #4 Dimensions			
		Kitchen Dimensions	19 ft X 13ft 6in		
		Office/Den Dimensions			
		Laundry/Util Dimensions	7ft 5in X 6ft 10in		

Financial

EM Deposit \$	30,000	Parcel ID #	566514105018	Elem. School	Riverview K-5
EM Holder	Title Company	Tax Year	2024	Middle School	Miller 6-8
Preferred Title Comp.	Colorado Title & Closing	Total Taxes \$	3814.84	High School	Durango 9-12

Features

RESIDENCE STYLE	Contemporary	HEATING FUEL/SOURCE	Natural Gas, Electric	APPLIANCE	Range/Oven, Refrigerator, Dishwasher,
RESIDENCE STORIES	Three Story	HEATING SYSTEM	Floor Radiant, Ductless System	INCLUSIO	Washer, Dryer, Disposal, Microwave,
CONSTRUCTION TYPE	Wood Frame		System	NS	Exhaust Fan
FOUNDATION/	Basement-walk out	COOLING	Ductless system		
BASEMENT		DOMESTIC WATER	Central Water		
ROOF	Asphalt	SOURCE			
FLOORING	Carpet-Partial, Hardwood, Tile	DOMESTIC SEWER	Central		
FIREPLACE/LOCATION/	Living Room, Woodstove	SOURCE			
TYPE		DINING	Kitchen Bar, Separate Dining		
FENCE	Privacy, Partial Property, Fenced - Back				

Remarks

Private Retreat with Modern Comforts – Just Minutes from Downtown Durango. This beautifully maintained home sits on over half an acre in a quiet, private neighborhood just 10 minutes from downtown Durango. Surrounded by mature aspens and backing to open space, this setting offers rare privacy without sacrificing convenience. Whether you're looking for peaceful seclusion or easy access to town, this property delivers both. Step inside to an open-concept main level filled with natural light, featuring hardwood floors, custom trim, and a cozy wood stove with a stone surround. The split-level layout is thoughtfully designed to provide excellent separation of space while maintaining a comfortable flow throughout the home. The private primary suite is a bright and tranquil retreat, featuring large windows that bring the outdoors in. It includes dual closets, a built-in TV nook, and a spacious en suite bath complete with a soaking tub—perfect for relaxing at the end of the day. Set above the living room, two rooms connected by a well-appointed Jack and Jill bathroom offer functionality and privacy for family or guests. Separated from the main living quarters, a bonus room offers endless possibilities. Currently used as a home theater, this livable space includes a kitchenette, a three-quarter bath, two closets, and a large storage room with built-in shelving. Outdoor living is just as inviting, featuring a covered deck off the dining area and a fenced backyard, along with a separate, spacious patio shielded by an 8-foot privacy fence—perfect for entertaining or enjoying the fresh mountain air. The oversized two-car garage features an additional half bay for toys or tools and includes built-in cabinetry for added storage. Additional highlights include direct access to scenic community trails and a private pond, making it easy to enjoy Durango's outdoor lifestyle right from your doorstep. This home is the perfect blend of peaceful mountain living and everyday functionality—don't miss the opportunity to make it yours!

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