



GLEN EATON ESTATE

171 GLEN EATON DRIVE, PAGOSA SPRINGS, COLORADO



4,409 SF Custom Homes
Private Lakeside Dock
Eaton Pagosa Estates

The Property

Spacious Mountain Retreat in Eaton Pagosa Estates. Welcome to this exceptional 4,409 sq. ft. low maintenance home in the highly sought-after Eaton Estates, offering the perfect blend of location, comfort, privacy, and gathering space. With 4 bedrooms, 3.5 baths, a huge loft with built-in Murphy bed, and a flexible floor plan, this residence is designed to accommodate large family retreats or multi-generational living. The main-level primary suite provides convenience and privacy, while oversized windows throughout the home fill every room with natural light and frame stunning views of the mountains and nearby lake. Primary bath features new granite double sink countertops, jetted tub and separate tiled walk-in steam shower. The heart of the home boasts a chef's kitchen equipped with a Viking stainless cooktop, new Sub-Zero refrigerator, abundant custom solid-wood cabinetry, and a spacious layout for entertaining. Gather in the large main living room or the cozy family room—each with its own natural gas fireplace and wet bar for added ambiance. Additional highlights include: Large timber beams and warm wood accents throughout, Expansive new wraparound deck perfect for outdoor living and mountain views, Radiant in-floor heat, 2 natural gas log stoves, Steam shower and jetted tub for ultimate relaxation and included Hot Tub for end of the day unwinding. Downstairs family/bonus/rec room is a fantastic place for media or endless game playing. Crafted by custom home builder Rich Hampton, this home reflects quality and thoughtful design at every turn. Eaton Pagosa Estates is a peaceful neighborhood with no short-term rentals allowed, ensuring a serene and private community atmosphere. Private lakeside dock just a few hundred yards from the house for fishing in Lake Forest or launching your kayak/paddle board. Paved roads, paved circular driveway into the 3 car oversized garage.

Snapshot

PROPERTY SNAPSHOT



GENERAL INFORMATION

- ~ .80 Acre
- ~ 4,409 SF Home
- ~ 4 Bedroom, 3.5 Bath
- ~ Chef's Kitchen-Viking Cooktop
- ~ Subzero Fridge-Custom Cabinets
- ~ Main Level Primary Bedroom
- ~ Loft With Murphy Bed
- ~ Timber Wood Beams
- ~ Steam Shower, Hot Tub
- ~ Wrap-around Deck
- ~ Mountain & Lake Views
- ~ Private Lake Forest Access, Dock
- ~ 3-car Garage
- ~ Paved Roads



INFRASTRUCTURE

- ~ City Water
- ~ Natural Gas
- ~ Internet
- ~ Phone - Cell Reception



TAXES/ZONING/SUBDIVISION

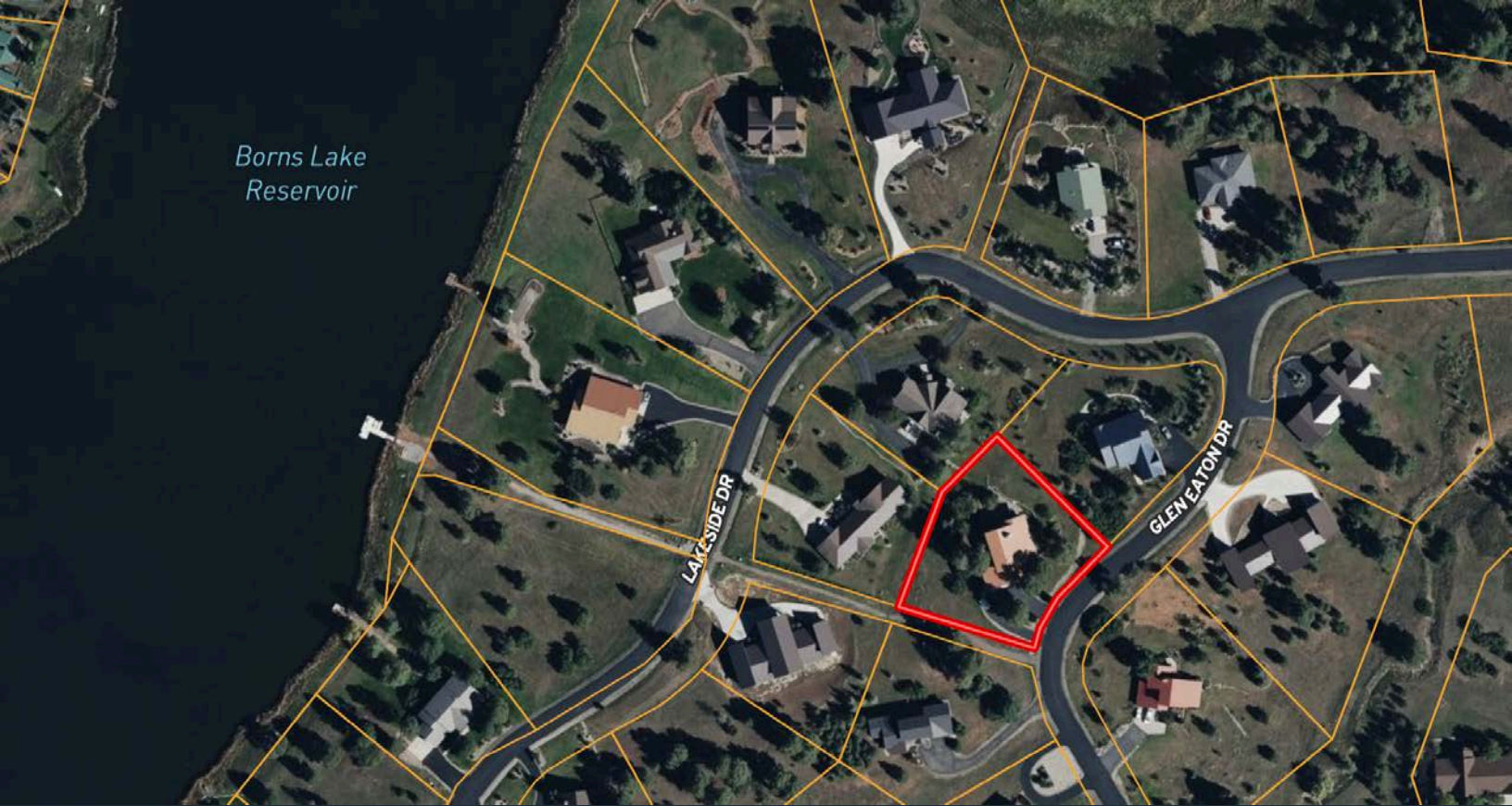
- ~ \$4,227.40 (2025)
- ~ Zoned Residential
- ~ Eaton Pagosa Estates



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







The Location



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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.

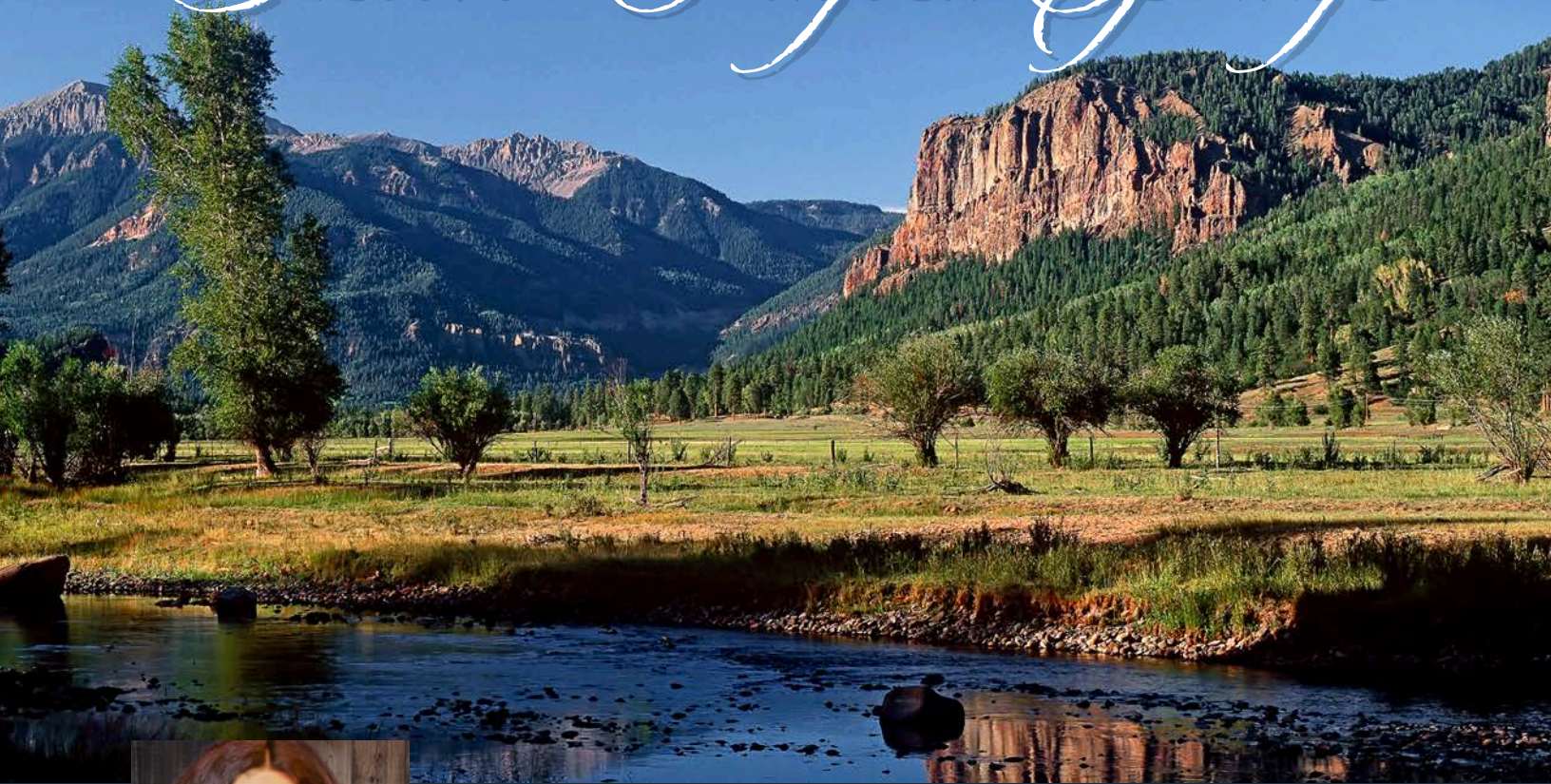


The Lifestyle

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.



Discover Pagosa Springs



OFFERED BY

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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.