

\$1,799,000 - 7 Road 2473, Aztec

MLS® #202337979

\$1,799,000

3 Bedroom, 3.00 Bathroom, 4,000 sqft
Residential on 17.36 Acres

N/A, Aztec, NM

Hidden amongst the cottonwoods you will discover the secluded and serene +/- 17.5 acres of this Animas River Paradise. The centerpiece at the end of a private road is an immaculately maintained Santa Fe Style oasis, + - 4000 sq ft, 3b/3b, Santa Fe style home that can truly be described as exquisitely designed while being a comfort to the soul. With over 1200 ft of river frontage on the Animas River, this prestigious ranch provides excellent access to world class recreation, several national forests and lakes, and is a mere 40 minutes to Quality Waters of the San Juan River. It is said to be home to some of the best trophy trout fishing in the country today. It's only minutes to Durango for dining, shopping, and snow-skiing as well as major hospitals and two regional airports in Durango and Farmington. This property is without question a hidden wonder!

Home

The custom designed Santa Fe Style home was crafted and built for this exact property location, with the intention of balancing the hundreds of ft of river frontage, ponds, manicured pastures, and the gorgeous stand of cotton woods. With its spacious and tastefully designed open floor plan, this magnificent residence includes a polished and well-crafted office which has inside and outside access for the 42% of Americans now working from home. The large island gourmet kitchen, containing a massive walk-in



pantry, definitely compliments the large great room with its welcoming fireplace. It's almost as if the home has three master bedrooms due to the way each one has its own wing designed for privacy. Two huge walk-in closets compliment the master suite. A huge 3.5 bay garage attached by a breezeway could house even the largest 3500 long-bed dually! And without a doubt, one of the homes most impressive features is the incredible front and rear veranda's, which include an outdoor kitchen to entertain while enjoying the southwest's phenomenal climate with family and friends.

Outbuildings

The property holds a + -30 x 60 shop/barn equipment shed 60% shop/40 % livestock /equestrian, and concrete equipment wash-down pad. Four-wheel drive Kubota and implements are negotiable. Senior water rights keep 3/4 pastures irrigated. This is perfect for the property as it historically carries several horses. A small cattle herd, llamas, or alpacas could easily be accommodated.

Located in Unit 2A, the property is a wildlife & fishing Mecca. The Pond can be easily stocked, with the Animas River offering world class flyfishing for large German browns & rainbows. There also remains a couple corners of the property that are kept as native woodlots for privacy and wildlife sanctuary, carrying a resident mule deer herd and large flock Merriam's turkeys. An early visit to your riverside blind will net a limit of Canadian Honkers and mallards. Picnic area, fire-pit and horseshoes will fill your afternoons along the riverside.

With builders quoting \$350-400 per ft, and 2-4 years out, it's almost impossible to find riverfront properties - let alone a turn key, secluded from the world, yet minutes to

everything property such as the prestigious Animas Riverfront Paradise.

Built in 2003

Listing Details

Listing Agent Lauren Fichtl
Listing Office Hayden Outdoors Real Estate

Essential Information

MLS® # 202337979
Price \$1,799,000
Bedrooms 3
Bathrooms 3.00
Full Baths 3
Square Footage 4,000
Square Footage 4000 SquareFeet
Acres 17.36
Year Built 2003
Type Residential
Sub-Type Single Family Residence
Style Ranch
Status Active

Community Information

Address 7 Road 2473
Area 75-San Juan County
Subdivision N/A
City Aztec
County San Juan
State NM
Zip Code 87410

Amenities

Utilities Electricity Available
Parking Spaces 10
Parking Attached, Garage
of Garages 3
Is Waterfront Yes

Interior

Interior	Tile
Interior Features	Interior Steps
Heating	Radiant Floor
Cooling	Evaporative Cooling
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Stories	One

Exterior

Exterior Features	Horse Facilities
Roof	Flat

School Information

Elementary	San Juan
Middle	Unknown
High	Unknown

Additional Information

Date Listed	May 10th, 2023
Days on Market	823



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