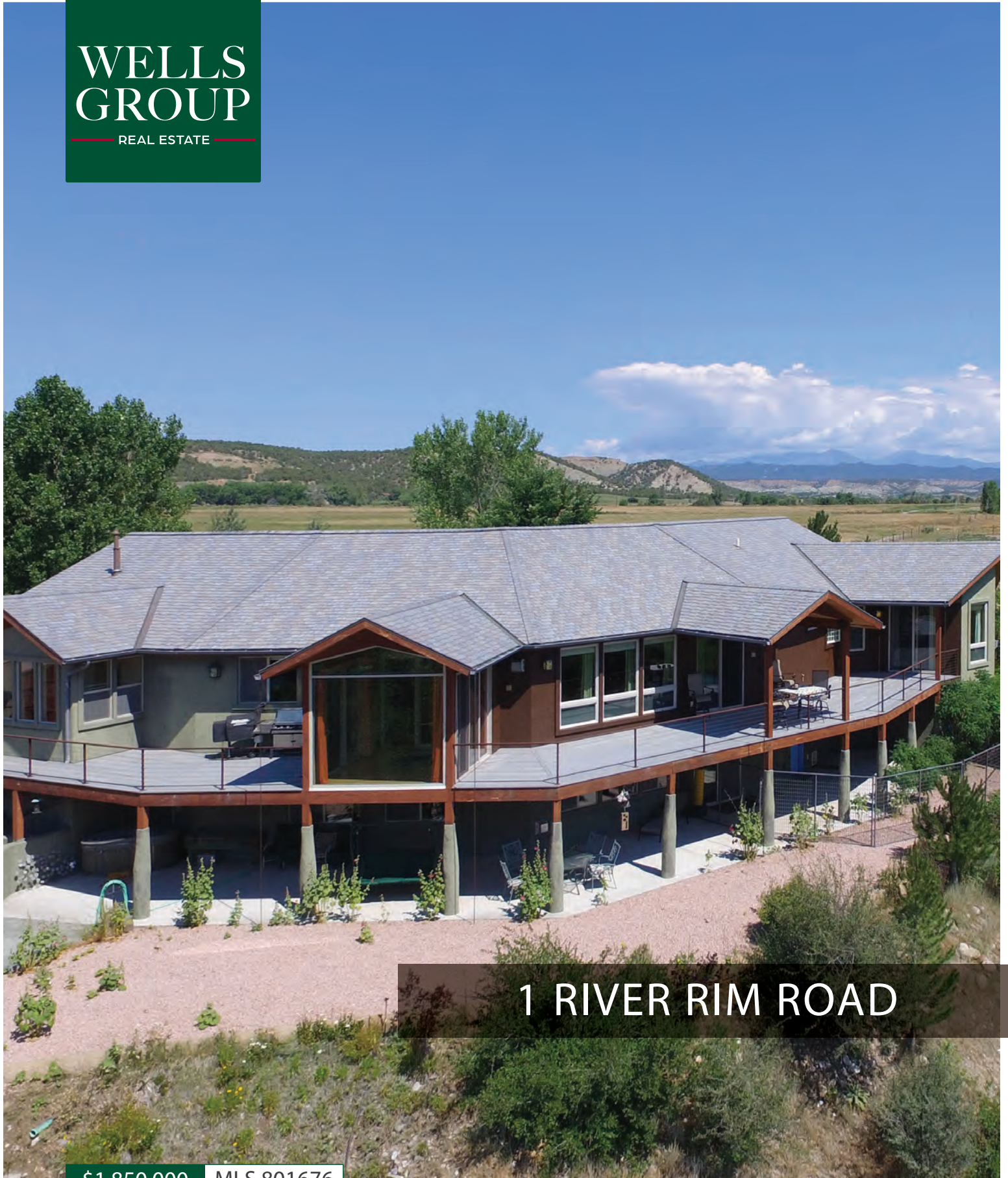


WELLS
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1 RIVER RIM ROAD

\$1,850,000 MLS 801676

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The home sits up above the Animas and the outdoor living space and large windows allow you to enjoy the river valley while watching bald eagles, blue herons, deer, and elk. An easy path down to the river offers an incredible area for seating and access to your own private island when the flow permits. The home is as special as the piece of land it sits on.

Enter through the beautifully landscaped courtyard and covered patio in to the home and you'll be instantly drawn to the huge windows which showcase the view. A large open great room features a spacious kitchen with corian and granite countertops, plenty of cabinet space, and seating at the island, a dining area, wet bar, and living room with a gas fireplace. This area offers access to two outdoor deck spaces, with new Trex decking, as well as an enclosed sun room, perfect for taking in the beauty of the area. Finishes like travertine tile, aspen tongue and groove ceiling, and custom wood doors paired with modern cabinets create a warm artistic blend that flows with the unique setting.

Set up for all main level living, you'll also find two bedrooms, a full bathroom, and a large primary suite on this floor. The primary suite has access to the deck with a newer hot tub for enjoying evenings under the stars and listening to the river. There is also a gas fireplace for cozy winter nights, and an large 5 piece bathroom with a soaking tub, large shower, and a double vanity. To round out this level, you'll also find a sunny office/overflow room, and a large and efficient laundry room with access to the 2 car garage.



KEY FACTS

- 3 Bedrooms
- 3 Bathrooms
- 4,490 SF
- 2 Car Garage
- 9.19 Acres





Experience tranquility on the Animas River from this exceptional property south of Durango.



Use the stairs or take the elevator to the lower level, with a second living area with a gas stove, huge storage closet, another room and full bathroom. Also on the lower level is a mudroom/gear storage room with a dog wash. There is access to the lower patio and yard which is fully fenced, and the owners have also setup a smaller dog run area which can remain in place if desired.



In front of the 2 car garage is a covered carport, which is access of off the circular driveway. Upon first entering the gated property, you'll see the 80x20 barn which has 50 amp service for an RV, and just off of the barn is a fenced in area for horses and hay storage. Irrigation from the Animas Ditch provides ample water for keeping the grounds green, alfalfa growing for the horses, and the many fruit trees healthy.



FOR MORE INFORMATION ABOUT THIS PROPERTY



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