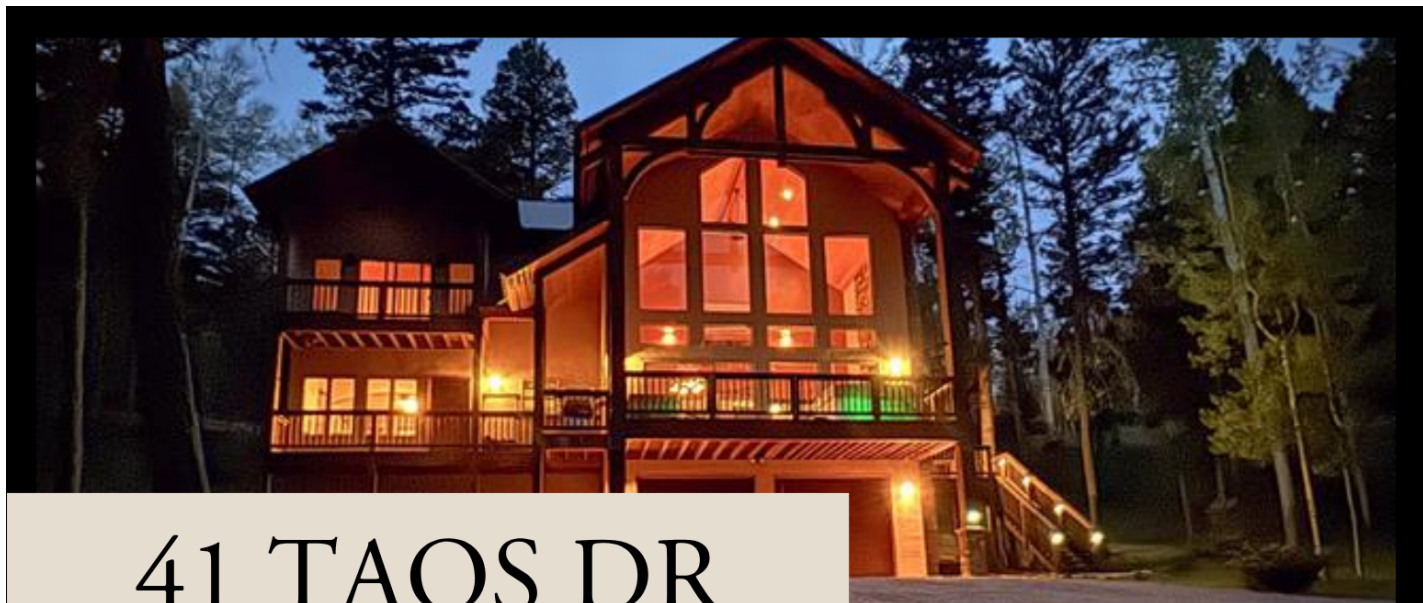




41 TAOS DR

IMPROVEMENTS & UPGRADES

- 60" RV PAD W/ 30 AMP SERVICE (\$5,000)
- 2- 10'X12' STORAGE SHEDS (\$10,000)
- 2 CORD, COVERED FIREWOOD STORAGE SHED (\$2,000)
- ELECTRIC FIREWOOD HOIST – MAIN DECK (\$400)
- CUSTOM SOLID HARDWOOD ENTRANCE DOORS (\$2,500)
- OWNED 500 GAL. BURIED PROPANE TANK (\$2,000)
- EXPOXY COATED GARAGE FLOOR (\$2,500)
- NEW NAVIEN BOILER INSTALLED JAN. 2024 (\$10,000)
- 6 ZONE INDEPENDENT RADIANT INFLOOR HEATING
- HARDWIRED AUDIO SPEAKER SYSTEM ON 3 LEVELS (\$500)
- 650 BOTTLE INSULATED WINE CAVE (\$3,000)
- JETTED JACUZZI TUB – MASTER BATHROOM (\$2,500) TOTAL - \$106,900
- BONUS ROOM (MAN CAVE) FRAMED FOR EXTERNAL ACCESS DOOR & WINDOWS
- 2.4 ACRE LOT CLEARED OF DOWNED TREES AND DEADWOOD – FIREWISE COMPLIANT, PROFESSIONALLY LANDSCAPED (\$10,000)
- 200' GRAVEL DRIVEWAY RESURFACED AND COMPACTED OCT. 2024 (\$5,500)
- UPGRADED BOSCH INDUCTION COOKTOP (ALSO PLUMBED FOR PROPANE) (\$1,500)
- UPGRADED BOSCH DISHWASHER (\$500)
- MAYTAG COMMERCIAL GRADE WASHER/DRYER (\$1,000)
- 220 VOLT ELECTRIC 4 PERSON HOT TUB ON MAIN DECK (FROM WOLFGANG SPA WORKS – TAOS INSTALLED APR. 2021 (\$9,000)
- FULL CEILING HEIGHT STACKED STONE FIREPLACE SURROUND, WOOD BURNING GREAT ROOM FIREPLACE INSERT W/GAS STARTER
- GAS CAST IRON HEATING STOVE – GUEST BEDROOM FROM TIERRA WOODSTOVES – TAOS (\$2,000)
- CUSTOM MATCHING LIGHTING FIXTURES (\$1,000)
- 600 SQ. FEET COVERED SOLID REDWOOD DECKING
- MARVIN DOUBLE PANED WINDOWS (\$36,000)

(SEE ORIGINAL BUILDER BLUEPRINTS)

SELLER:  *Paul Pugnier*

 *Sharon Pugnier*

06/02/25

06/02/25



COLDWELL BANKER MOUNTAIN PROPERTIES

P: 505.603.0525
O: 575.377.1192
lisa.sutton@cbmp.com

