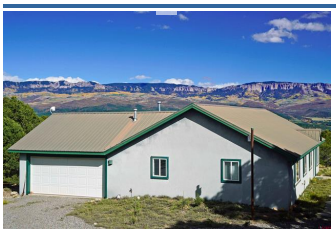
PROPERTY ESSENTIALS



MLS #	839845	**Class**	RESIDENTIAL
Status	Active	**Type**	Stick Built
Asking Price	$625,000	**Bedrooms**	3
Address	585 E Pinon Road	**Total Bathrooms**	2.00
City	Ridgway	**Year Built**	1999
County	Ouray	**Apx.Total SF**	1,575
State	CO	**List Price/SqFt**	$396.83
Zip	81432	**Garage Capacity**	2
Area	Log Hill	**Apx.Total Acres**	5.076
Non Branded	Non Branded		
Virtual Tour	Virtual Tour		



LISTING DETAILS

Listing Agent 1	Anthony Litschewski - C: 970-708-8035	**REO/Lender Owned**	No
Listing Office 1	Dallas Divide Realty LLC - O: 970-708-8035	**Possible Short Sale**	No
Listing Office License 1	IC100094465	**Real Estate Included**	Yes
Listing Agent License 1	IR40015078	**EM Deposit $**	10000
Board Name	MONTROSE ASSOCIATION OF REALTORS	**EM Holder**	Land Title Guarantee Co
Seller Licensed Y/N	No	**Preferred Title Comp.**	Land Title Guarantee Company
Foreign Owned Y/N	No	**Possession**	DOD and funding
Listing Agreement	Exclusive Right to Sell	**Sale/Rent**	For Sale
Agency Relationship	Seller's Agent	**Original Price**	$625,000
Owner Name	Dickson G. Pratt Jr.	**Exchange/Trade Y/N**	No
Limited Service Y/N	No	**Listed in other Class Y/N**	No
Listing Date	10/18/2026	**Picture Count**	40
Input Date	10/18/2026 2:57 PM	**Days On Market**	10
Update Date	10/21/2026	**Cumulative DOM**	10
Status Date	10/21/2026	**Floor Plans Count**	0
HotSheet Date	10/21/2026		
Price Date	10/18/2026		
Showing Service	ShowingTime		

PROPERTY DETAILS

Subdv Name	Loghill	**1/4 Baths**	0
Legal/Lot Block	Subd: LOGHILL VILLAGE UNIT 4 Lot: 50 S: 32 T: 46 R: 8	**1/2 Baths**	0
		3/4 Baths	1
NewCnstrct	No	**Full Baths**	1
Water Front	No	**Total Office/Den(s)**	0
Property Attached Y/N	No	**RV Parking**	Yes
Furnished	Unfurnished	**Horse Setup Y/N**	No
Main SF	1,575	**Elem. School**	Ridgway K-5
Garage Y/N	Yes	**Middle School**	Ridgway 6-8
Garage Type	Attached Garage	**High School**	Ridgway 9-12
Carport Y/N	No	**Input Date**	10/18/2026 2:57 PM
Addit Living Quarters	No	**Listing Visibility Type**	MLS Listing
Elevation	7680	**Update Date**	10/21/2026 6:38 PM
		Price Per SQFT	$396.83

UTILITIES/RIGHTS

Water Supplier	Dallas Creek Water Company	**Internet Provider**	Clearnetworx
Water Well	No	**Water Rights/Irrig.**	No
Sewer Supplier	Septic		
Gas Supplier	Black Hills Energy		
Electric Supplier	Delta-Montrose Electric Association		

PARCEL/TAX/HOA

Parcel ID #	425532409008	**HOA Y/N**	Yes
Realist ID	4255-324-09-008	**HOA Name**	Loghill Village Home & Property Owners Association
Tax Year	2025		
Total Taxes $	1466.74	**HOA Dues Y/N**	Yes
Special Assemnt Y/N	No	**HOA/Metro Fees**	75
		HOA/Metro Fees Freq.	Annually
		HOA Transfer Fees Y/N	No
		Covenants Y/N	YES
		FIPS Code	08091

MARKETING INFO

IDX Include	Y	**Client Hit Count**	7
Syndicate to Internet	Yes	**Agent Hit Count**	52
Public MLS Sites Y/N	Yes	**VOW Include**	Yes
Branded Virtual Tour	Branded Virtual Tour	**VOW Address**	Yes
		VOW Comment	Yes
		VOW AVM	Yes
		Sign on Property 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
Residential
POSSIBLE PROPERTY USE
Residential
ZONING
Residential Single Family
LOT SIZE/ACREAGE
5-9.99
PROPERTY DESCRIPTION
Wooded Lot
Cul-de-sac
Golf Course Near
Adj to Open Space
Corners Marked
RESIDENCE STYLE
Ranch
RESIDENCE STORIES
One Story
CONSTRUCTION TYPE
Other
FOUNDATION/ BASEMENT
Slab
ROOF
Metal
SIDING
Stucco

FLOORING
Tile
Linoleum
Laminate
HEATING FUEL/SOURCE
Natural Gas
HEATING SYSTEM
Forced Air
WATER HEATER
Gas Water Heater
Tankless
DINING
Kitchen/Dining
MASTER BEDROOM LEVEL
Main Level
STREET DESCRIPTION/ACCESS
County
Gravel
Public Winter Maintenance
VIEWS
Mountains
Valley

UTILITIES
Electric
Natural Gas
Solar
Internet
Phone - Cell Reception
Fiber Optics
DOMESTIC WATER SOURCE
Public
DOMESTIC SEWER SOURCE
Septic System
APPLIANCE INCLUSIONS
Range/Oven
Refrigerator
Dishwasher
Washer
Disposal
Microwave
INTERIOR INCLUSIONS
Window Coverings
Ceiling Fan(s)
W/D Hookup
Skylight(s)
Vaulted Ceiling
Pantry
Walk In Closet
Garage Door Opener

EXTERIOR INCLUSIONS
Patio
DISCLOSURES
Covenants
Pets Allowed
Property Disclosure
SHOWING INSTRUCTIONS
Lock Box
Use ShowingTime
TERMS
Cash
FHA
Conventional
VA
AVAILABLE FOR AUCTION
No
WINDOWS
Double Pane
Vinyl
Short Term Rental Details
STR (Subject to cap)
Subject County Guidelines
Subject HOA Guidelines
30 days+ LTR allowed

DIRECTIONS

Directions County Road 1 to Ponderosa. Follow Ponderosa to Pinon Road E. Take Pinon Road E. to end of cul-de-sac.

PROPERTY DESCRIPTION

Remarks VIEWS VIEWS and more VIEWS! Odds are you won't find any other property like this in Ouray county at anywhere near this price point! Let's start with the VIEWS - You'll get the FULL panoramic Cimarron views and also the Eastern San Juan views (including Mt. Sneffels) from this property. The house is located on 5 acres adjacent to 23 acres of open space. Easy access to Lupine Trail, built and maintained by the Loghill Village Park and Recreation District. No houses can be built that will ever obstruct the views of Courthouse Mountain and the Cimarron Ridge to the east. The other thing that makes this property so special is the way it was constructed. It was specifically built for maximum fire resistance. The exterior walls of the house and garage are entirely constructed of "3D panel" concrete. 3D panel walls consist of 4 inches of foam with sturdy wire mesh on both sides. The inside and outside walls are sprayed with "shotcrete" (concrete like that used to make swimming pools) and tooled off to 1 5/8 inches using small wooden blocks and piano wire as guides. The result is a concrete, foam, concrete sandwich interlaced with a thick wire mesh for strength, with a total thickness of 7.4 inches, good insulation value, and so structurally sturdy that it can be self-supporting for buildings of up to three stories tall. The edges of the window and door cutouts were covered with 2x4s that were wrapped with roofing metal to make them fire resistant. The concrete walls were covered with synthetic stucco for an exterior finish. In addition to the fire resistant construction, the forest surrounding the house has been extensively thinned over eighteen years to push it back from the house and to improve the health of the trees that were left. The house was designed with the long axis facing due south and the south windows sized for maximum solar heat gain during fall and winter (using a formula developed by the National Renewable Energy Laboratory in Golden Colorado). From May through August no sun comes in the south windows, which reduces summer temperatures. The south windows are double pane plain glass, to maximize solar heat gain in winter (Solar Heat Gain Coefficient of 0.71), versus the "low E" glass in the east, west and north windows) with a SHGC of 0.38). Insulating blinds are installed in two of the bedrooms to reduce heat loss at night in winter. On cold but sunny winter days the furnace is often not necessary to maintain a comfortable indoor temperature during the daytime. Some other items to mention about this property are: Oversize utility room suitable for storage, workshop, clotheslines, extra large office, or use your imagination. Utility room includes a closet with a built-in gun safe. Pass through from utility room includes pantry with deep shelves. Two car garage includes a Nema 14-50 (240 volt) electric outlet suitable for Electric Vehicle charging. SMPA underground electric service. 2170 watts of ground-mounted solar panels, with net-metering, offset most of the annual electricity usage. If the solar panels pitch is adjusted to optimize output, the annual solar electricity production has varied from 3159 kWh to 3356 kWh over the last thirteen years. If the panels are left at a fixed pitch, usual solar practice would be to place them at 35° pitch, since that is closest to the 38° latitude of Loghill Village. Black Hills Energy natural gas service for space heating, stove and on-demand water heater. Septic tank was pumped on 8 June 2026 and new risers and lids were installed on 18 June 2026. Clearnetworx fiber optic internet with amazing speed. Broadcast TV is obtained by a high gain TV antenna in a tree on the north side of the house. The TV signal is boosted by a strong Channel Master amplifier.

ADDENDUM

Addendum All HOA docs can be found here: https://www.loghillvillage.org/ If you enjoy golf, beautiful scenery, outdoor activities, and friendly people, your search is over. Recreational activities abound in the area. Ridgway State Park which has great boating, fishing, and camping is located about 15 minutes away. Telluride and its exceptional skiing is a short 45 minute drive. The mountains are well known for their stunning vistas which can be reached by 4WD or hiking for the more adventurous. There is also biking, rafting, camping, fishing, hunting, and a host of other activities. Ridgway is still a small town with some of the friendliest people you will ever meet. There are plenty of great eating establishments, art galleries, and cultural activities to keep everyone entertained. Montrose is located only 30 minutes north which offers about anything you will ever need. They have one of the top rated regional hospitals in the country, regional airport, Home Depot, large grocery stores, Walmart, and numerous other national and local businesses.

ADDITIONAL PICTURES









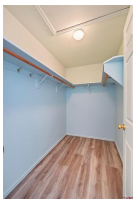


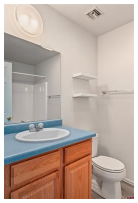




























DISCLAIMER

This information is deemed reliable, but not guaranteed.