

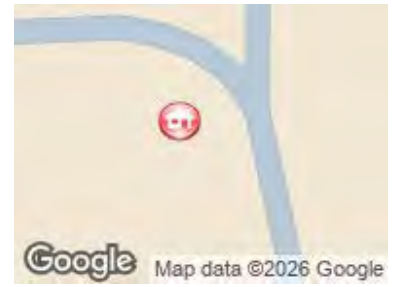
PROPERTY ESSENTIALS



Front of House

MLS # 836297
Status Active
Asking Price \$450,000
Address 00427 Conejos Ave
City Platoro
County Conejos
State CO
Zip 81120
Area Platoro

Class RESIDENTIAL
Type Stick Built
Bedrooms 3
Total Bathrooms 2.00
Year Built 2009
Apx.Total SF 1,276
List Price/SqFt \$352.66
Garage Capacity 1
Apx.Total Acres 1.340



LISTING DETAILS

Listing Agent 1 Connie Goodnight - C: 719-580-0246
Listing Office 1 Land Properties, LLC - O: 719-873-1012
Listing Office License 1 EC100041278
Listing Agent License 1 ER100005252
Board Name Pagosa Springs
Seller Licensed Y/N No
Foreign Owned Y/N No
Listing Agreement Exclusive Right to Sell
Agency Relationship Transaction Broker
Owner Name Gillis
Limited Service Y/N No
Listing Date 6/22/2026
Expiration Date 6/22/2027
Input Date 6/22/2026 10:10 AM
Update Date 6/25/2026
Status Date 6/25/2026
HotSheet Date 6/25/2026
Price Date 6/22/2026
Showing Service ShowingTime

REO/Lender Owned No
Possible Short Sale No
Real Estate Included Yes
EM Deposit \$ 5000
EM Holder Title Company
Preferred Title Comp. Menke Abstract and Title Company
Sale/Rent For Sale
Original Price \$450,000
Exchange/Trade Y/N No
Listed in other Class Y/N No
Assoc. Doc. Count 0
Picture Count 45
Days On Market 22
Cumulative DOM 22
Floor Plans Count 0

PROPERTY DETAILS

Subdv Name Other
Legal/Lot Block Family Revocable Trust Platoro BLK 7 TR 2-C
NewCnstrct No
Water Front No
Property Attached Y/N No
Furnished Furnished
Garage Y/N Yes
Garage Type Detached Garage
Carport Y/N No
Addit Living Quarters No

1/4 Baths 0
1/2 Baths 0
3/4 Baths 2
Full Baths 0
Total Office/Den(s) 0
RV Parking No
Horse Setup Y/N No
Elem. School Guadalupe K-6
Middle School Antonito 7-8
High School Alamosa 9-12
Input Date 6/22/2026 10:10 AM
Listing Visibility Type MLS Listing
Update Date 6/25/2026 1:38 AM
Price Per SQFT \$352.66

UTILITIES/RIGHTS

Water Supplier Well
Water Well Yes
Sewer Supplier Septic
Gas Supplier None
Electric Supplier Xcel Energy

Internet Service Y/N No
Internet Service Avail? Yes
Water Rights/Irrig. No

PARCEL/TAX/HOA

Parcel ID # 557122107002
Realist ID 557122107002.000000
Tax Year 2025
Total Taxes \$ 1475.34
Special Assemnt Y/N No

HOA Y/N No
Covenants Y/N NO
FIPS Code 08021

MARKETING INFO

IDX Include Y
Syndicate to Internet Yes
Public MLS Sites Y/N Yes

Client Hit Count 0
Agent Hit Count 13
VOW Include Yes
VOW Address Yes

VOW Comment	Yes
VOW AVM	Yes
Sign on Property Y/N	Yes
Geocode Quality	Exact Match

GREEN CERTIFICATIONS

Green Certification Y/N No
HERS Rated Y/N No
Energy Star Qualified Y/N No

LEED for Homes Y/N No
NAHB/NGBS-ICC 700 Y/N No
Other Green Cert. Y/N No

FEATURES

CURRENT PROPERTY USE

Residential
Mountain Recreation
Recreational

POSSIBLE PROPERTY USE

Residential
Mountain Recreation
Recreational

ZONING

Residential Single Family

LOT SIZE/ACREAGE

.25-.5

EXTERIOR STRUCTURES

Garage

RESIDENCE STYLE

Log
Cabin

RESIDENCE STORIES

1.5 Story

CONSTRUCTION TYPE

Wood Frame

ROOF

Metal

FLOORING

Carpet-Partial
Tile

Laminate

HEATING FUEL/SOURCE

Wood

HEATING SYSTEM

Wood Stove

FIREPLACE/LOCATION/ TYPE

Living Room

WATER HEATER

Electric Water Heater

DINING

Separate Dining

MASTER BEDROOM LEVEL

Main Level

VIEWS

Mountains
Valley

DOMESTIC WATER SOURCE

Domestic Well

DOMESTIC SEWER SOURCE

Septic System

APPLIANCE INCLUSIONS

Range Top
Refrigerator
Dishwasher
Washer
Dryer
Microwave
Oven-Convection
Oven-Wall

INTERIOR INCLUSIONS

Wood Stove
Window Coverings
All Furnishings
Cathedral Ceiling
Ceiling Fan(s)
W/D Hookup
Vaulted Ceiling
Granite Counters
Pantry
Hot Tub

EXTERIOR INCLUSIONS

Deck
Gas Grill
Hot Tub
Covered Porch

SHOWING INSTRUCTIONS

Call Listing Agent

TERMS

Cash
Conventional

AVAILABLE FOR AUCTION

No

DIRECTIONS

Directions Directions From Antonito travel south on Colo. 17 for 22 miles, turn right at Horca (FS 250) Travels 23 miles to the town of Platoro. Home is located on Conejos Ave.

PROPERTY DESCRIPTION

Remarks This seasonal Platoro cabin, open from May until the snow flies in October, is the kind of place where lifelong memories are made. For decades, one family has come here to live out their dreams in the safety and beauty of the Colorado mountains — and now it's ready for yours. The Conejos River, fed by crystal-clear snowmelt from the highest man-made reservoir in North America, flows just below, offering world-class fishing for Kokanee Salmon, Brown Trout, and Rainbow Trout. Spend your days catching fish you can release or fry up in the evening, then enjoy your fresh meal in the comfort of your own log cabin. Mornings bring hummingbirds on the porch, chipmunks darting around for crumbs, and the quiet stillness that only the high country can offer. This home comes move-in ready with everything you could possibly think of — a true turnkey retreat where your family and friends can start making memories from day one. All the furniture, appliances including a washer & dryer, furnishings, décor, porch furniture, and even the hot tub are included. Even the handmade quilts, lovingly created over the years, are being passed down to the new owner to enjoy — pieces of history stitched with time, stories, and memories. This home offers 3 bedrooms and 2 baths with an additional sleeping area in the loft. The detached garage is a treasure of its own, holding a boat with motor, a workbench, tools, a table saw, and so much more. With no cell phones and no city noise, this is authentic Colorado mountain living — a real log cabin built for gathering, cooking homemade meals, and letting kids and dogs run free with their imaginations guiding them. There is nothing like Platoro. The current owners have cherished their summers here for decades. Now it's your turn to bring your dreams — and your next chapter of memories — to Platoro. Call today to schedule a tour!

CONFIRMED SHOW INSTRUCTIONS

Confirmed Show Instructions Contact Connie Goodnight with Land Properties LLC 719-580-0246

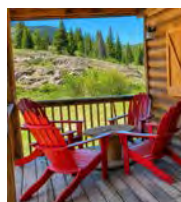
ADDITIONAL PICTURES



Front of House



Front Porch



Front Porch



Main Entry



Living Room



Living Room



Living Room



Living Room



Living Room



Dining Area



Kitchen



Kitchen



Kitchen



Kitchen



Eat-in Kitchen



Kitchen



Kitchen



hall



Bedroom 2



3/4 Bath



3/4 Bath



Bedroom 3



Bedroom 3



Primary Bedroom



Primary Bedroom



Primary Bedroom



Primary Bath



Primary Bath



Primary Bath



stairs



Stairs to Loft



Loft



Loft



Loft



Back of House



Back Porch



Back Porch



Detached Garage



Boat with moter



Grill & Misc Items



Workbench & Misc Tools



Table Saw & Misc Items



Front of House



Conejos River