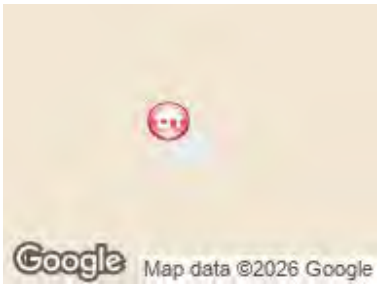


PROPERTY ESSENTIALS



MLS # 838357
Status Active
Asking Price \$825,000
Address 1830 Aspen Circle
City South Fork
County Rio Grande
State CO
Zip 81154
Area South Fork

Class RESIDENTIAL
Type Stick Built
Bedrooms 2
Total Bathrooms 2.00
Year Built 2003
Apx.Total SF 1,766
List Price/SqFt \$467.16
Garage Capacity 2
Apx.Total Acres 7.350



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 Wieker
Limited Service Y/N No
Listing Date 8/24/2026
Expiration Date 8/19/2027
Input Date 8/24/2026 12:23 AM
Update Date 10/5/2026
Status Date 8/27/2026
HotSheet Date 8/27/2026
Price Date 8/24/2026
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. Alpine Title
Sale/Rent For Sale
Original Price \$825,000
Exchange/Trade Y/N No
Listed in other Class Y/N No
Assoc. Doc. Count 0
Picture Count 45
Days On Market 43
Cumulative DOM 43
Floor Plans Count 0

PROPERTY DETAILS

Subdv Name Willow Park F #2
Legal/Lot Block Lot 54 Willow Park Filing #2
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 Yes
Addit Living Type Garage apt
ADU Beds 3
ADU Baths 0
ADU SQFT 600

1/4 Baths 0
1/2 Baths 0
3/4 Baths 0
Full Baths 2
Total Office/Den(s) 0
RV Parking No
Horse Setup Y/N No
Elem. School Open Enrollment
Middle School Open Enrollment
High School Open Enrollment
Input Date 8/24/2026 12:23 AM
Listing Visibility Type MLS Listing
Update Date 10/5/2026 8:36 PM
Price Per SQFT \$467.16

UTILITIES/RIGHTS

Water Supplier Well
Water Well No
Sewer Supplier Septic
Gas Supplier Jones Oil Company, Inc.
Electric Supplier San Luis Valley Rural Electric Cooperative

Internet Service Y/N Yes
Internet Provider Ciello
Water Rights/Irrig. No

PARCEL/TAX/HOA

Parcel ID # 2301101034
Realist ID 2301101034
Tax Year 2025
Total Taxes \$ 2316.24
Special Assemnt Y/N No

HOA Y/N Yes
HOA Name Willow Park
HOA Dues Y/N Yes
HOA/Metro Fees 1000
HOA/Metro Fees Freq. Annually
HOA Transfer Fees Y/N No
Covenants Y/N YES
Other Transfer Fees Y/N No
FIPS Code 08105

MARKETING INFO

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

Client Hit Count 2
Agent Hit Count 35
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	FOUNDATION/ BASEMENT Crawl Space	STREET DESCRIPTION/ACCESS Private	INTERIOR INCLUSIONS Window Coverings
POSSIBLE PROPERTY USE Residential	ROOF Metal	Gravel	All Furnishings
ZONING Residential Single Family	SIDING Log	Private Winter Maintenance	Vaulted Ceiling
LOT SIZE/ACREAGE .5 - .99	FLOORING Carpet-Partial	VIEWS Mountains	EXTERIOR INCLUSIONS Deck
PROPERTY DESCRIPTION Pasture Wooded Lot Golf Course Near	HEATING FUEL/SOURCE Electric Propane	Valley	Balcony
LIVESTOCK ALLOWED Cattle Horses	HEATING SYSTEM Thermal Storage Wood Stove	UTILITIES Electric Propane-Tank Leased Internet Phone - Cell Reception	HOA INCLUSIONS Trash Snow Removal Fishing Rights Road Maintenance
EXTERIOR STRUCTURES Garage	FIREPLACE/LOCATION/ TYPE Gas Logs	DOMESTIC WATER SOURCE Augmented Well	DISCLOSURES Covenants
RESIDENCE STYLE Log Cabin	WATER HEATER Electric Water Heater	DOMESTIC SEWER SOURCE Septic System	SHOWING INSTRUCTIONS Call Listing Office
RESIDENCE STORIES Two Story	DINING Separate Dining	APPLIANCE INCLUSIONS Range Top Refrigerator Dishwasher Disposal Microwave Oven-Wall Freezer	TERMS Cash Conventional 1031 Exchange
CONSTRUCTION TYPE Log	MASTER BEDROOM LEVEL Upper Level		AVAILABLE FOR AUCTION No

DIRECTIONS

Directions From South Fork travel east on Hwy 160 to Willow Park locked gate (Broker must be present). Go straight and take the second Aspen Circle, property will be on the right. Look for the Land Properties LLC sign.

PROPERTY DESCRIPTION

Remarks Nestled in a breathtaking grove of Aspen trees beside stunning natural rock formations, this beautiful full-hand hewn log home in the exclusive gated community of Willow Park is the epitome of Colorado mountain living — and it's being sold completely furnished. Brand-new 32x32 log -sided garage with pellet stove, concrete circle driveway, and bonus sleeping loft above. Boasting incredible 360-degree mountain views from every angle, this turnkey retreat features a spacious main-floor guest room and full bath, an open-concept kitchen and dining area, and a warm, inviting living room that flows seamlessly into a charming sunroom. Upstairs, the expansive master suite with a beautiful rock fireplace makes this a true sanctuary, showcasing awe-inspiring views and a luxurious master bath complete with a Jacuzzi tub, separate shower, and double sinks. There is a separate gravel driveway provides a charming approach to the main home. Then unwind around the beautifully appointed paved firepit just off the back deck — perfect for those cool Colorado evenings under a sky full of stars. As a Willow Park property owner, you'll also enjoy exclusive access to the community's private lake, pavilion, and warming hut — a wonderful gathering spot that hosts monthly community events throughout the summer and is available to owners anytime year-round. It's the kind of neighborhood amenity that turns a great home into a true community. South Fork is a four-season playground — world-class fishing and rafting on the Rio Grande River, outstanding fairways at the renowned Rio Grande Golf and Fishing Resort, endless miles of hiking and ATV trails, and some of the most spectacular mountain scenery Colorado has to offer. From dishes and silverware to linens and appliances, nearly everything you see is included — just bring your bags and start living the mountain life! Properties like this are rare and go fast. Call today — your Colorado cabin awaits!

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES

