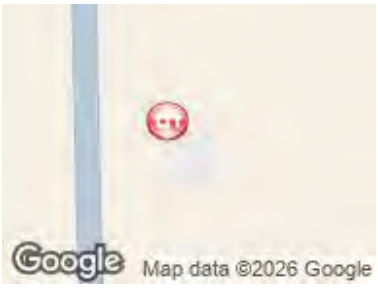
PROPERTY ESSENTIALS



MLS #	840075	**Class**	RESIDENTIAL
Status	Active	**Type**	Stick Built
Asking Price	$439,900	**Bedrooms**	2
Address	216 Berthoud Pass Rd	**Total Bathrooms**	2.00
		Year Built	2017
City	South Fork	**Apx.Total SF**	1,512
County	Rio Grande	**List Price/SqFt**	$290.94
State	CO	**Apx.Total Acres**	0.690
Zip	81154		
Area	South Fork		



LISTING DETAILS

Listing Agent 1	Connie Goodnight - C: 719-580-0246	**REO/Lender Owned**	No
Listing Office 1	Land Properties, LLC - O: 719-873-1012	**Possible Short Sale**	No
Listing Office License 1	EC100041278	**Real Estate Included**	Yes
Listing Agent License 1	ER100005252	**EM Deposit $**	3000
Board Name	Pagosa Springs	**EM Holder**	Title Company
Seller Licensed Y/N	No	**Preferred Title Comp.**	Allpine Title
Foreign Owned Y/N	No	**Sale/Rent**	For Sale
Listing Agreement	Exclusive Right to Sell	**Original Price**	$439,900
Agency Relationship	Transaction Broker	**Exchange/Trade Y/N**	No
Owner Name	Jimmy R & Rita K Phillips	**Listed in other Class Y/N**	No
Limited Service Y/N	No	**Assoc. Doc. Count**	0
Listing Date	10/28/2026	**Picture Count**	39
Expiration Date	10/28/2027	**Days On Market**	19
Input Date	10/30/2026 12:48 AM	**Cumulative DOM**	19
Update Date	11/3/2026	**Floor Plans Count**	0
Status Date	11/2/2026		
HotSheet Date	11/2/2026		
Price Date	10/30/2026		
Showing Service	ShowingTime		
Unique Property Identifier	081050014886		

PROPERTY DETAILS

Subdv Name	Alpine Vista	**1/4 Baths**	0
Legal/Lot Block	Alpine Vista Lot 1-2-3-4 Block 25 Formerly 19301 -25-016 & 017	**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**	No
Furnished	Furnished	**Horse Setup Y/N**	No
Garage Y/N	No	**Elem. School**	Open Enrollment
Carport Y/N	No	**Middle School**	Open Enrollment
Addit Living Quarters	No	**High School**	Open Enrollment
		Input Date	10/30/2026 12:48 AM
		Listing Visibility Type	MLS Listing
		Update Date	11/3/2026 10:55 AM
		Price Per SQFT	$290.94

UTILITIES/RIGHTS

Water Supplier	Well	**Internet Service Y/N**	Yes
Water Well	Yes	**Internet Provider**	Ciello
Sewer Supplier	Septic	**Water Rights/Irrig.**	No
Gas Supplier	South Fork Propane		
Electric Supplier	San Luis Valley Rural Electric Cooperative		

PARCEL/TAX/HOA

Parcel ID #	1930125020	**HOA Y/N**	No
Realist ID	1930125020	**Covenants Y/N**	NO
Tax Year	2026	**FIPS Code**	08105
Total Taxes $	1322.00		
Special Assemnt Y/N	No		

MARKETING INFO

IDX Include	Y
Syndicate to Internet	Yes

Public MLS Sites Y/N Yes

Client Hit Count	1
Agent Hit Count	20
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	**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
Mountain Recreation
Recreational

POSSIBLE PROPERTY USE
Residential
Mountain Recreation
Recreational

ZONING
Residential Single Family

LOT SIZE/ACREAGE
.5 - .99

PROPERTY DESCRIPTION
Foothills
Wooded Lot
Corner

RESIDENCE STYLE
Other

RESIDENCE STORIES
1.5 Story

CONSTRUCTION TYPE
Metal Frame

FOUNDATION/ BASEMENT
Concrete

ROOF
Metal

SIDING
Metal

FLOORING
Laminate

HEATING FUEL/SOURCE
Propane

HEATING SYSTEM
Other

WATER HEATER
Propane Water Heater

MASTER BEDROOM LEVEL
Main Level

STREET DESCRIPTION/ACCESS
County

VIEWS
Mountains
Valley

UTILITIES
Electric
Propane-Tank Leased
Internet

DOMESTIC WATER SOURCE
Well-Other

DOMESTIC SEWER SOURCE
Septic System

APPLIANCE INCLUSIONS
Range/Oven
Refrigerator
Dishwasher
Washer
Dryer
Microwave

INTERIOR INCLUSIONS
All Furnishings
Cathedral Ceiling
Ceiling Fan(s)

SHOWING INSTRUCTIONS
Call Listing Agent

TERMS
Cash
Conventional
1031 Exchange

AVAILABLE FOR AUCTION
No

DIRECTIONS

Directions From South Fork, head east on Hwy 160. Turn left onto County 19 and stay right onto County 15. Turn left on Milner Pass rd. Go up the hill and turn right on Farnsworth and then left on Berthoud Pass Rd. Home is on the right. Look for sign.

PROPERTY DESCRIPTION

Remarks If you've been dreaming of a place in the mountains where you can simply arrive, unpack, and start enjoying the Colorado lifestyle, 216 Berthoud Pass Rd in Alpine Vista may be just what you've been waiting for. This completely furnished 2-bedroom, 2-bath home also offers a spacious sleeping loft that opens directly onto a deck with beautiful mountain views. Built with a metal frame, spray-foam insulation, slab foundation, metal siding, and Trex decking, the home was designed for durability, energy efficiency, and easy, low-maintenance mountain living. Even better, there is no HOA and no covenants, giving you added freedom to enjoy your property. Start your mornings with coffee on the deck while taking in the mountain views, then spend your days fishing, hiking, golfing, ATVing, mountain biking, camping, or exploring the forests, rivers, and mountain roads surrounding South Fork. When winter arrives, enjoy skiing and snowboarding at Wolf Creek Ski Area, snowmobiling, and other winter adventures. Whether you're looking for a full-time residence or a comfortable mountain getaway, this furnished Alpine Vista home offers a wonderful opportunity to enjoy everything the South Fork area has to offer. Come experience the fresh mountain air, incredible scenery, and relaxed lifestyle that make South Fork such a special place to call home.

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES











