

PROPERTY ESSENTIALS



MLS #	838832	Class	RESIDENTIAL
Status	Active	Type	Stick Built
Asking Price	\$574,000	Bedrooms	3
Address	247 Cottonwood Drive	Total Bathrooms	2.00
City	South Fork	Year Built	1965
County	Rio Grande	Apx.Total SF	2,304
State	CO	List Price/SqFt	\$249.13
Zip	81154	Garage Capacity	3
Area	South Fork	Apx.Total Acres	0.300



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 \$	5000
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	\$574,000
Agency Relationship	Transaction Broker	Exchange/Trade Y/N	No
Owner Name	Fuchs	Listed in other Class Y/N	No
Limited Service Y/N	No	Assoc. Doc. Count	0
Listing Date	9/4/2026	Picture Count	45
Expiration Date	12/31/2026	Days On Market	32
Input Date	9/5/2026 3:09 AM	Cumulative DOM	32
Update Date	9/15/2026	Floor Plans Count	0
Status Date	9/8/2026		
HotSheet Date	9/8/2026		
Price Date	9/5/2026		
Showing Service	ShowingTime		

PROPERTY DETAILS

Subdv Name	Ponderosa Estates	1/4 Baths	0
Legal/Lot Block	Lot 16 BLK 6 Ponderosa Estates	1/2 Baths	0
NewCnstrct	No	3/4 Baths	0
Water Front	No	Full Baths	2
Property Attached Y/N	No	Total Office/Den(s)	0
Furnished	Unfurnished	RV Parking	No
Garage Y/N	Yes	Horse Setup Y/N	No
Garage Type	Attached Garage	Elem. School	Open Enrollment
Carport Y/N	No	Middle School	Open Enrollment
Addit Living Quarters	No	High School	Open Enrollment
		Input Date	9/5/2026 3:09 AM
		Listing Visibility Type	MLS Listing
		Update Date	9/15/2026 11:14 PM
		Price Per SQFT	\$249.13

UTILITIES/RIGHTS

Water Supplier	Town of South Fork	Internet Service Y/N	Yes
Water Well	No	Internet Provider	Ciello
Sewer Supplier	South Fork Water & Sanitation	Water Rights/Irrig.	No
Gas Supplier	None		
Electric Supplier	San Luis Valley Rural Electric Cooperative		

PARCEL/TAX/HOA

Parcel ID #	2133006033	HOA Y/N	No
Realist ID	2133006033	Covenants Y/N	YES
Tax Year	2025	FIPS Code	08105
Total Taxes \$	1997.76		
Special Assemnt Y/N	No		

MARKETING INFO

IDX Include	Y	Client Hit Count	2
Syndicate to Internet	Yes	Agent Hit Count	25
Public MLS Sites Y/N	Yes	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

POSSIBLE PROPERTY USE

Residential

ZONING

Residential Single Family

LOT SIZE/ACREAGE

.25-.5

PROPERTY DESCRIPTION

Corner

RESIDENCE STYLE

Other

A Frame

Loft

CONSTRUCTION TYPE

Wood Frame

FOUNDATION/ BASEMENT

Stemwall

Crawl Space

ROOF

Metal

SIDING

Wood

FLOORING

Carpet-Partial

Hardwood

Tile

HEATING FUEL/SOURCE

Electric

Propane

Wood

HEATING SYSTEM

Forced Air

Wood Stove

FIREPLACE/LOCATION/ TYPE

Living Room

WATER HEATER

Propane Water Heater

DINING

Separate Dining

MASTER BEDROOM LEVEL

Main Level

FENCE

Fenced - Back

STREET DESCRIPTION/ACCESS

City/Town

Paved

VIEWS

Mountains

Valley

UTILITIES

Electric

Propane-Tank Leased

Internet

DOMESTIC WATER SOURCE

City Water

DOMESTIC SEWER SOURCE

Public Sewer

APPLIANCE INCLUSIONS

Range/Oven

Refrigerator

Dishwasher

Washer

Dryer

INTERIOR INCLUSIONS

Wood Stove

Window Coverings

W/D Hookup

T&G Ceilings

DISCLOSURES

Covenants

Lead Base Paint

Property Disclosure

SHOWING INSTRUCTIONS

Call Listing Agent

TERMS

Cash

Conventional

1031 Exchange

AVAILABLE FOR AUCTION

No

DIRECTIONS

Directions From turn off at Hwy. 149, go approximately .5 mile to Ponderosa Drive. Take Left onto Cottonwood Drive. Home is at intersection of Conifer and Cottonwood Drives.

PROPERTY DESCRIPTION

Remarks Retreat to this charming 2,304 sq. ft. mountain home, a true getaway filled with warmth, character, and thoughtful updates. Set on a corner lot with paved road access in a quiet, well-established South Fork neighborhood, the property features a beautifully mature spruce and aspen trees, and a welcoming covered front porch perfect for morning coffee and wildlife watching. Inside, the spacious open living, dining, and kitchen area is accented with log touches and pine tongue-and-groove ceilings, along with a wood burning stove and forced air propane heat. The main floor offers two large bedrooms, two baths, and a separate laundry room with built-in cabinetry, while a metal spiral staircase leads to a charming 360 sq. ft. loft with additional sleeping space and storage. The seller has added numerous upgrades, including a new furnace, new hot water heater, new refrigerator, new Bosch dishwasher, new entry tile, new backyard fencing and trees, most of the windows are new, new window shades, new reflective window film, and a new oversized heated 2-car attached garage plus an additional 1-car garage/storage. A new patio was also added to showcase the Bullfrog hot tub, creating a perfect outdoor relaxation space. This home comes with kitchen appliances, washer/dryer, and wood burning stove, making it ideal as a full-time residence, vacation home, or income-producing rental. With water and sewer service, paved roads, and easy access to skiing, hiking, golfing, gold-medal fly fishing, and hunting, this quiet mountain retreat offers everything you need to enjoy the best of South Fork living.

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES





