

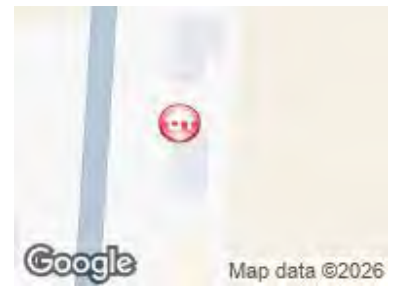
PROPERTY ESSENTIALS



Front of House

MLS # 835972
Status Active
Asking Price \$299,500
Address 34 Shoshone Trail
City South Fork
County Rio Grande
State CO
Zip 81154
Area South Fork

Class RESIDENTIAL
Type Modular
Bedrooms 3
Total Bathrooms 2.00
Year Built 2009
Apx.Total SF 1,296
List Price/SqFt \$231.10
Apx.Total Acres 0.190



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 Delong
Limited Service Y/N No
Listing Date 6/15/2026
Expiration Date 12/31/2026
Input Date 6/14/2026 8:56 PM
Update Date 7/13/2026
Status Date 6/17/2026
HotSheet Date 6/17/2026
Price Date 6/14/2026
Showing Service ShowingTime

REO/Lender Owned No
Possible Short Sale No
Real Estate Included Yes
EM Deposit \$ 3000
EM Holder Title Company
Preferred Title Comp. Alpine Title
Sale/Rent For Sale
Original Price \$299,500
Exchange/Trade Y/N No
Listed in other Class Y/N No
Assoc. Doc. Count 0
Picture Count 31
Days On Market 29
Cumulative DOM 29
Floor Plans Count 0

PROPERTY DETAILS

Subdv Name Indian Trails
Legal/Lot Block INDIAN TRAILS DEVELOPMENT #1 Lot 3 Block
11 FORMERLY 19310-11-004
NewCnstrct No
Water Front No
Property Attached Y/N No
Furnished Unfurnished
Garage Y/N No
Carport Y/N No
Addit Living Quarters No

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 Del Norte K-5
Middle School Del Norte 6-8
High School Del Norte 9-12
Input Date 6/14/2026 8:56 PM
Listing Visibility Type MLS Listing
Update Date 7/13/2026 10:01 PM
Price Per SQFT \$231.10

UTILITIES/RIGHTS

Water Supplier Other
Water Well No
Sewer Supplier Septic
Gas Supplier South Fork Propane
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 # 1931011005
Realist ID 1931011005
Tax Year 2025
Total Taxes \$ 1036.44
Special Assemnt Y/N No

HOA Y/N No
Covenants Y/N YES
FIPS Code 08105

MARKETING INFO

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

Client Hit Count 0
Agent Hit Count 34
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

POSSIBLE PROPERTY USE

Residential

ZONING

Residential Single Family

LOT SIZE/ACREAGE

Less than .25

RESIDENCE STYLE

Ranch

RESIDENCE STORIES

One Story

ROOF

Composition

SIDING

Concrete

FLOORING

Carpet-Partial
Laminate

HEATING FUEL/SOURCE

Propane
Wood

HEATING SYSTEM

Forced Air
Wood Stove

FIREPLACE/LOCATION/ TYPE

Living Room

MASTER BEDROOM LEVEL

Main Level

VIEWS

Mountains
Valley

UTILITIES

Electric
Propane-Tank Leased

DOMESTIC WATER SOURCE

Other

DOMESTIC SEWER SOURCE

Septic System

APPLIANCE INCLUSIONS

Range/Oven
Refrigerator
Dishwasher
Microwave

INTERIOR INCLUSIONS

Wood Stove
Ceiling Fan(s)
W/D Hookup
Vaulted Ceiling

EXTERIOR INCLUSIONS

Shed/Storage

SHOWING INSTRUCTIONS

Call Listing Agent

TERMS

Cash
Conventional
1031 Exchange

AVAILABLE FOR AUCTION

No

DIRECTIONS

Directions From South Fork on Highway 160 head east, turn right on Shoshone Trail. House is the third house on the left.

PROPERTY DESCRIPTION

Remarks Come enjoy easy mountain living at 34 Shoshone Trail, a well-cared-for 2009 modular home with a warm, welcoming feel inside and out. This 3 -bedroom, 2-bath home sits on a .19-acre lot with grassed front and back yards, mature trees, and colorful perennial flowers that return each year. The home offers forced heat plus a wood stove, and it comes with 4 cords of split wood ready for next winter. The primary suite features a relaxing garden tub and a separate shower, and the kitchen includes a refrigerator, range/oven, dishwasher, and microwave. Ceillo high-speed internet is available, and short-term/vacation rentals are allowed if you're not using the home full-time and want to generate extra income. Located in Indian Trails, residents enjoy a community water system and private access to the Rio Grande River exclusively for property owners. The large back deck was recently stained and is the perfect spot for morning coffee or hosting friends and family for an outdoor cookout. You'll be close to Wolf Creek Ski Area, the Rio Grande Golf & Fishing Club, miles of trails, fishing, rafting, hunting, ATVing, and everything that makes South Fork such a special place to live or vacation. 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 Yard



Back of House



Deck



deck



Backyard



Misc Sheds



Living Room



stove



Living Room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Primary Bedroom



Primary Bedroom



Primary Bath



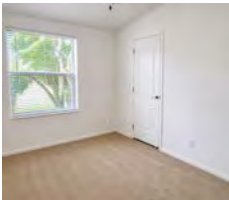
Primary Bath



Primary Bath



Primary Bath



Bedroom 2



Bath



Bedroom 3



Laundry Room



Laundry Room



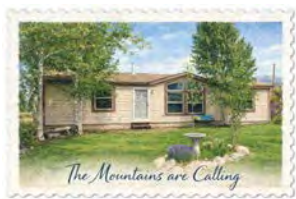
River



River



River



AI Rendering of a Postcard