

PROPERTY ESSENTIALS



Front of House

<b>MLS #</b>	826970	<b>Class</b>	RESIDENTIAL
<b>Status</b>	Active	<b>Type</b>	Stick Built
<b>Asking Price</b>	\$1,295,000	<b>Bedrooms</b>	5
<b>Address</b>	398 Rio Grande Club Trail	<b>Total Bathrooms</b>	4.00
		<b>Year Built</b>	2006
<b>City</b>	South Fork	<b>Apx.Total SF</b>	3,304
<b>County</b>	Rio Grande	<b>List Price/SqFt</b>	\$391.95
<b>State</b>	CO	<b>Garage Capacity</b>	2
<b>Zip</b>	81154	<b>Apx.Total Acres</b>	0.490
<b>Area</b>	South Fork		
<b>Non Branded</b>	Non Branded Virtual		
<b>Virtual Tour</b>	Tour		



LISTING DETAILS

<b>Listing Agent 1</b>	Connie Goodnight - C: 719-580-0246	<b>REO/Lender Owned</b>	No
<b>Listing Office 1</b>	Land Properties, LLC - O: 719-873-1012	<b>Possible Short Sale</b>	No
<b>Listing Agent License 1</b>	ER100005252	<b>Real Estate Included</b>	Yes
<b>Listing Office License 1</b>	EC100041278	<b>EM Deposit \$</b>	5000
<b>Board Name</b>	Pagosa Springs	<b>EM Holder</b>	Title Company
<b>Seller Licensed Y/N</b>	No	<b>Preferred Title Comp.</b>	Allpine Title
<b>Foreign Owned Y/N</b>	No	<b>Sale/Rent</b>	For Sale
<b>Listing Agreement</b>	Exclusive Right to Sell	<b>Original Price</b>	\$1,328,000
<b>Agency Relationship</b>	Transaction Broker	<b>Exchange/Trade Y/N</b>	No
<b>Owner Name</b>	Jolivet	<b>Listed in other Class Y/N</b>	No
<b>Limited Service Y/N</b>	No	<b>Assoc. Doc. Count</b>	0
<b>Listing Date</b>	7/23/2025	<b>Picture Count</b>	43
<b>Expiration Date</b>	7/21/2026	<b>Days On Market</b>	198
<b>Input Date</b>	7/26/2025 5:25 PM	<b>Cumulative DOM</b>	198
<b>Update Date</b>	1/25/2026	<b>Floor Plans Count</b>	0
<b>Status Date</b>	7/29/2025		
<b>HotSheet Date</b>	1/19/2026		
<b>Price Date</b>	1/19/2026		
<b>Showing Service</b>	ShowingTime		

PROPERTY DETAILS

<b>Subdv Name</b>	Fairway Glen	<b>1/4 Baths</b>	0
<b>Legal/Lot Block</b>	SF RANCHES FAIRWAY GLEN Lot 12 CONT 0.49	<b>1/2 Baths</b>	1
	AC M/L FORMERLY 21214-05-009	<b>3/4 Baths</b>	0
<b>NewCnstrct</b>	No	<b>Full Baths</b>	3
<b>Water Front</b>	No	<b>Total Office/Den(s)</b>	0
<b>Property Attached Y/N</b>	No	<b>RV Parking</b>	No
<b>Furnished</b>	Furnished	<b>Horse Setup Y/N</b>	No
<b>Garage Y/N</b>	Yes	<b>Elem. School</b>	Open Enrollment
<b>Garage Type</b>	Attached Garage	<b>Middle School</b>	Open Enrollment
<b>Carport Y/N</b>	No	<b>High School</b>	Open Enrollment
<b>Addit Living Quarters</b>	No	<b>Input Date</b>	7/26/2025 5:25 PM
		<b>Listing Visibility Type</b>	MLS Listing
		<b>Update Date</b>	1/25/2026 11:00 PM
		<b>Price Per SQFT</b>	\$391.95

UTILITIES/RIGHTS

<b>Water Supplier</b>	Rio Grande Water Company, LLC	<b>Internet Service Y/N</b>	Yes
<b>Water Well</b>	No	<b>Internet Provider</b>	Ciello
<b>Sewer Supplier</b>	South Fork Water & Sanitation	<b>Water Rights/Irrig.</b>	No
<b>Gas Supplier</b>	Propane		
<b>Electric Supplier</b>	San Luis Valley Rural Electric Cooperative		

PARCEL/TAX/HOA

<b>Parcel ID #</b>	2121405009	<b>HOA Y/N</b>	Yes
<b>Realist ID</b>	2121405009	<b>HOA Name</b>	South Fork Ranches HO
<b>Tax Year</b>	2024	<b>HOA Dues Y/N</b>	Yes
<b>Total Taxes \$</b>	3160.92	<b>HOA/Metro Fees</b>	550.00
<b>Special Assemnt Y/N</b>	No	<b>HOA/Metro Fees Freq.</b>	Annually
		<b>HOA Transfer Fees Y/N</b>	No
		<b>Covenants Y/N</b>	YES
		<b>FIPS Code</b>	08105

MARKETING INFO

**IDX Include** Y  
**Syndicate to Internet** Yes  
**Public MLS Sites Y/N** Yes  
**Non Branded Virtual Tour 2** Non Branded Virtual Tour 2  
**Non Branded Virtual Tour 3** Non Branded Virtual Tour 3

**Client Hit Count** 4  
**Agent Hit Count** 38  
**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

Borders Golf Course

#### RESIDENCE STORIES

Two Story

#### HEATING SYSTEM

Floor Radiant

#### FIREPLACE/LOCATION/ TYPE

Living Room

#### MASTER BEDROOM LEVEL

Main Level

#### STREET DESCRIPTION/ACCESS

Private Winter Maintenanc

#### VEWS

Mountains

Valley

#### DOMESTIC WATER SOURCE

Central Water

#### DOMESTIC SEWER SOURCE

Public Sewer

#### APPLIANCE INCLUSIONS

Range/Oven

Refrigerator

Dishwasher

Washer

Dryer

#### HOA INCLUSIONS

Snow Removal

Road Maintenance

#### DISCLOSURES

Property Disclosure

#### SHOWING INSTRUCTIONS

Call Listing Agent

#### TERMS

Cash

Conventional

#### AVAILABLE FOR AUCTION

No

### DIRECTIONS

**Directions** From South Fork take Hwy 149 and turn right on County Rd 15 (just after crossing over the river), travel approx. one mile and turn left onto Timberline Trail (entrance into the Rio Grande Club). Travel past the clubhouse and turn right onto Rio Grande Club Trail. Home is the second home on the right. Look for Land Properties LLC sign.

### PROPERTY DESCRIPTION

**Remarks** Mountain Luxury Meets Golf Course Living! The price for 398 Rio Grande Club Trail has been adjusted to \$1,295,000, and the seller is now offering a \$10,000 concession to help buyers buy down their interest rate or offset closing costs. This added incentive makes an already exceptional property even more attractive to today's payment-focused buyers. Located within the prestigious Rio Grande Golf & Fishing Resort, this stunning 5-bedroom, 3.5-bathroom, 3,304 sq ft home sits on .49 acres and delivers the perfect blend of refined mountain living and resort-style amenities. Perched above the 16th holes with views of the Clubhouse, the home captures sweeping vistas of the San Juan Mountains and offers direct access to the Rio Grande River—ideal for fly fishing, hiking, and embracing the tranquility of the outdoors. Built by renowned regional builder Hathorn Construction, the craftsmanship is evident throughout. The heated, oversized garage includes a dedicated workspace with built-in cabinetry, perfect for hobbies or gear storage. Inside, enjoy radiant floor heating on both levels, noise-controlled insulation on the main floor, and 5/8" sheetrock with foam insulation for year-round comfort. The upper level features a spacious deck accessible from both the dining area and the main bedroom, creating seamless indoor-outdoor living with panoramic mountain and golf course views. The walk-out lower level opens to a charming courtyard and includes three bedrooms, two bathrooms, and a versatile game room/theater equipped with a TV, surround-sound speakers, and a wine closet/gun storage. Generous closets with built-in organizers provide excellent storage throughout. Interior finishes include Knotty Alder trim, doors, and cabinetry, Low-E Pella windows on the south-facing walls, and durable tile flooring with epoxy grout. The exterior showcases a beautiful blend of stucco, stone, and cedar siding with copper flashing, surrounded by mature landscaping, native rock accents, and a drip irrigation system for easy maintenance. This home offers more than a place to live—it offers a lifestyle. Whether hosting friends, relaxing on the deck, or teeing off just steps from your door, this home delivers luxury, comfort, and adventure in one extraordinary setting. Call today for more information or to schedule a private tour.

### AGENT CONFIDENTIAL REMARKS

**Agent Confidential Remark** A \$10,000 seller concession is being offered to buyers to buydown their interest rate or to apply to their closing cost.

### CONFIRMED SHOW INSTRUCTIONS

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

### ADDITIONAL PICTURES



Back of House



Front Porch



Great Room



Main Entry



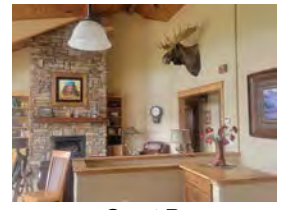
Great Room



Great Room



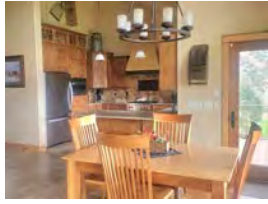
Great Room



Great Room



Great Room



Dining Area



Kitchen



Kitchen



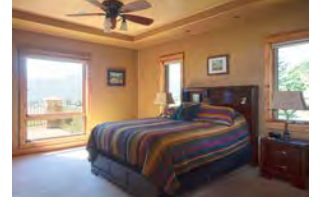
Kitchen



Kitchen



Kitchen



Primary Bedroom



Primary Bath



Primary Bath



Primary Bath



Primary Closet



Mountain View



View



Bedroom 2



Bath



Laundry Room



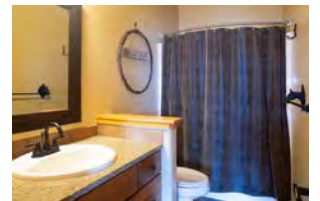
Laundry Room



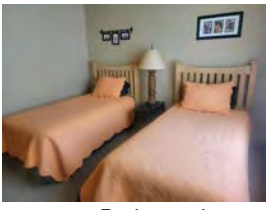
Kitchen



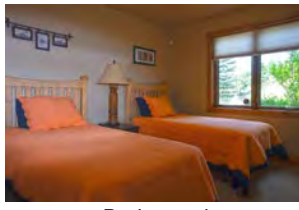
Bedroom 3



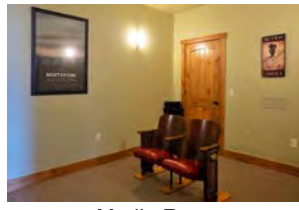
Bath



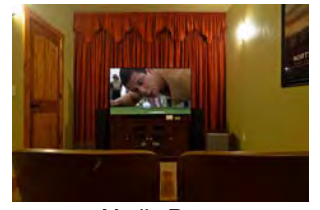
Bedroom 4



Bedroom 4



Media Room



Media Room



Bath



Bedroom 5



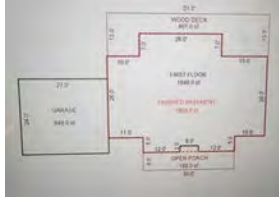
Garage



Garage



Front of House



Floor Plan