

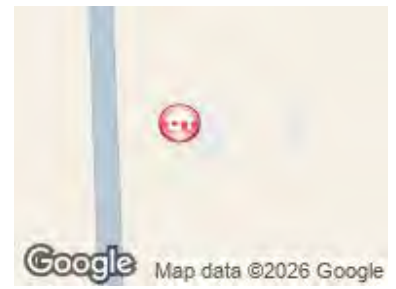
PROPERTY ESSENTIALS



Living Room

MLS # 839212
Status Active
Asking Price \$349,000
Address 404 Sunrise Rd
City South Fork
County Rio Grande
State CO
Zip 81154
Area South Fork

Class RESIDENTIAL
Type Stick Built
Bedrooms 1
Total Bathrooms 1.00
Year Built 2004
Apx.Total SF 1,122
List Price/SqFt \$311.05
Apx.Total Acres 1.190



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 Kandy Farms Living Trust
Limited Service Y/N No
Listing Date 9/18/2026
Expiration Date 3/18/2027
Input Date 9/20/2026 6:34 AM
Update Date 9/27/2026
Status Date 9/23/2026
HotSheet Date 9/23/2026
Price Date 9/20/2026
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 \$349,000
Exchange/Trade Y/N No
Listed in other Class Y/N No
Assoc. Doc. Count 0
Picture Count 39
Days On Market 18
Cumulative DOM 18
Floor Plans Count 0

PROPERTY DETAILS

Subdv Name Alpine Village #2
Legal/Lot Block Alpine Village #2 Lot 6-7-8-9-10-11-12 Block 6
Formerly 21252-06-007 & 021
NewCnstrct No
Water Front No
Property Attached Y/N No
Furnished Partially Furnished
Garage Y/N No
Carport Y/N No
Addit Living Quarters No

1/4 Baths 0
1/2 Baths 0
3/4 Baths 1
Full Baths 0
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 9/20/2026 6:34 AM
Listing Visibility Type MLS Listing
Update Date 9/27/2026 4:30 PM
Price Per SQFT \$311.05

UTILITIES/RIGHTS

Water Supplier Cistern
Water Well No
Sewer Supplier Septic
Gas Supplier 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 # 2125206023
Realist ID 2125206023
Tax Year 2025
Total Taxes \$ 1136.20
Special Assemnt Y/N No

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

MARKETING INFO

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

Client Hit Count 4
Agent Hit Count 35
VOW Include Yes
VOW Address Yes

VOW Comment	Yes
VOW AVM	Yes
Sign on Property Y/N	Yes
Geocode Quality	Manually Placed Pin

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	CONSTRUCTION TYPE	MASTER BEDROOM LEVEL	INTERIOR INCLUSIONS
Residential	Log	Main Level	Wood Stove
Mountain Recreation	FOUNDATION/ BASEMENT	STREET DESCRIPTION/ACCESS	Part Furnished
Recreational	Stemwall	County	EXTERIOR INCLUSIONS
POSSIBLE PROPERTY USE	Crawl Space	VIEWS	Covered Porch
Residential	Insulated	Mountains	DISCLOSURES
Mountain Recreation	ROOF	Valley	Property Disclosure
Recreational	Metal	DOMESTIC WATER SOURCE	SHOWING INSTRUCTIONS
ZONING	SIDING	Cistern	Call Listing Agent
Residential Single Family	Log	DOMESTIC SEWER SOURCE	Use ShowingTime
LOT SIZE/ACREAGE	FLOORING	Septic System	TERMS
1-1.99	Laminate	APPLIANCE INCLUSIONS	Cash
PROPERTY DESCRIPTION	HEATING FUEL/SOURCE	Range Top	Conventional
Foothills	Wood	Refrigerator	1031 Exchange
RESIDENCE STYLE	HEATING SYSTEM	Dishwasher	AVAILABLE FOR AUCTION
Cabin	Wood Stove	Microwave	No
RESIDENCE STORIES	FIREPLACE/LOCATION/ TYPE	Oven-Wall	Short Term Rental Details
1.5 Story	Living Room		STR (No cap)

DIRECTIONS

Directions From South Fork, head east on Hwy 160. Turn left on County Road 19 and keep right onto County Road 15. Turn left onto Arapahoe. Turn left on Hebbards. Turn right onto Sunrise. Look for real estate sign.

PROPERTY DESCRIPTION

Remarks 404 Sunrise Road offers the perfect Colorado mountain escape on 1.19 private acres in Alpine Village, surrounded by towering pines and endless recreation. This warm and inviting 1,122 sq ft cabin features 1 bedroom, 1 bath, and a cozy sleeping loft, all wrapped in rich wood finishes that create an authentic mountain-retreat feel. Most all of the furniture & furnishings come with the cabin along with a storage container and trailer located on the property. Water is provided by a cistern, but Seller is will to credit for a well at closing. From this property, you can ATV right from this property, fish the legendary Rio Grande River, hike miles of scenic trails, hunt in some of Colorado's best big-game units, and enjoy world-class golf at the Rio Grande Golf & Fishing Resort. Wolf Creek Ski Area, known for the most snowfall in the state, is just minutes away. This cabin delivers the lifestyle buyers come to South Fork for—quiet acreage, year-round adventure, and a true mountain getaway. There are an additional 4 lots available for sale for \$36,000 that adjoin this property. Call all today for more information or to schedule a tour.

AGENT CONFIDENTIAL REMARKS

Agent Confidential Remark The home's water is provided by a cistern. Seller is willing to credit the buyer \$12,000 at closing to have a well installed.

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES



Living Room



View of Cabin



Entrance to Cabin



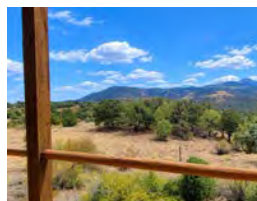
Cabin



Cabin



View of Mountains



View of Mountains



Front Porch



Front Entrance



View from the Living Room



Eat-in Kitchen



Fireplace



Eat-in Kitchen



Kitchen



Kitchen



Cooktop



Kitchen



Refrigerator



View from Kitchen Sink



View from Kitchen Sink



Stove



Primary Bedroom



Primary Bedroom



Primary Bath



Primary Bath



Hall



Loft



Loft



Loft



Loft



Loft



View of Mountains



Laundry Room



Laundry Room



Container Included



Trailer Included



Mountain View



View of Mountains