

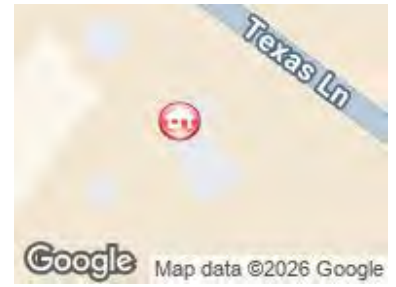
PROPERTY ESSENTIALS



Front of House

MLS # 837227
Status Active
Asking Price \$735,000
Address 48 Texas Street
Unit/Suite # 2
City South Fork
County Rio Grande
State CO
Zip 81154
Area South Fork

Class RESIDENTIAL
Type Stick Built
Bedrooms 5
Total Bathrooms 4.00
Year Built 2000
Apx.Total SF 2,464
List Price/SqFt \$298.30
Garage Capacity 1
Apx.Total Acres 0.360



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 TJVC Inc
Limited Service Y/N No
Listing Date 7/15/2026
Expiration Date 7/15/2027
Input Date 7/16/2026 5:05 PM
Update Date 7/19/2026
Status Date 7/19/2026
HotSheet Date 7/19/2026
Price Date 7/16/2026
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 \$735,000
Exchange/Trade Y/N No
Listed in other Class Y/N No
Assoc. Doc. Count 0
Picture Count 36
Days On Market 16
Cumulative DOM 16
Floor Plans Count 0

PROPERTY DETAILS

Subdv Name Foothills Estates #2
Legal/Lot Block FOOTHILLS ESTATES #2 Lot 34 Block 1
NewCnstrct No
Water Front No
Property Attached Y/N No
Furnished Furnished
Garage Y/N Yes
Garage Type Attached Garage
Carport Y/N No
Addit Living Quarters No
Elevation 8200

1/4 Baths 0
1/2 Baths 0
3/4 Baths 2
Full Baths 2
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 7/16/2026 5:05 PM
Listing Visibility Type MLS Listing
Update Date 7/19/2026 1:38 AM
Price Per SQFT \$298.30

UTILITIES/RIGHTS

Water Supplier Town of South Fork
Water Well No
Sewer Supplier South Fork Water & Sanitation
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 # 2133406034
Realist ID 2133406034.000000
Tax Year 2025
Total Taxes \$ 2415.12
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 25
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
Recreational

POSSIBLE PROPERTY USE

Residential
Mountain Recreation
Recreational

ZONING

Residential Single Family

LOT SIZE/ACREAGE

.25-.5

RESIDENCE STORIES

Two Story

ROOF

Metal

VIEWS

Mountains
Valley

DOMESTIC SEWER SOURCE

Public Sewer

APPLIANCE INCLUSIONS

Range/Oven
Refrigerator
Dishwasher
Washer
Dryer
Microwave

INTERIOR INCLUSIONS

Window Coverings
All Furnishings
Cathedral Ceiling
Ceiling Fan(s)
W/D Hookup
Vaulted Ceiling
Pantry

SHOWING INSTRUCTIONS

Call Listing Agent

TERMS

Cash
Conventional
1031 Exchange

AVAILABLE FOR AUCTION

No

DIRECTIONS

Directions Head west on Highway 160, turn left on Texas Street which is the road that runs by the Quality Inn. Property is located on the right side on the road. Look for Land Properties LLC sign.

PROPERTY DESCRIPTION

Remarks Beautiful, upscale mountain duplex located in the heart of South Fork, Colorado. This well-maintained property features two spacious units: one offering 3 bedrooms and 2 baths, and the other offering 2 bedrooms and 2 baths. Each unit has its own private attached garage, a free-standing propane fireplace, and comes equipped with a full kitchen including oven/range, dishwasher, microwave, refrigerator, washer, and dryer. The two bedroom and two-bathroom side is currently rented long term, and the three bedroom and two-bathroom side is available for showing. Select furnishings are included, making this an easy turnkey opportunity. With residential zoning and a special use permit for short-term rentals, this duplex offers excellent income-producing potential, whether you choose nightly vacation rentals or steady monthly tenants. The location is ideal — close to town conveniences, the Rio Grande Golf & Fishing Resort, national forest access, the Rio Grande River, and Wolf Creek Ski Area, known for the most annual snowfall in Colorado. Outdoor recreation, mountain scenery, and year-round adventure surround this property, making it one of the best investment opportunities in South Fork. Call today to schedule a showing.

AGENT CONFIDENTIAL REMARKS

Agent Confidential Remark The left side of the duplex is rented long-term. At the sale of this duplex, the renter is being guaranteed one additional year of rent at \$1100.00 a month.

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES



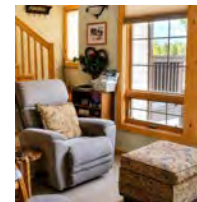
Left Duplex



Right Duplex



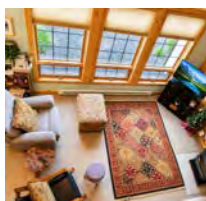
Main Entry



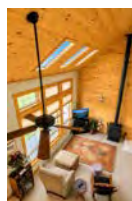
Living Room



Living Room



Living Room



Living Room



Free Standing Propane Stove



Living Room



Kitchen



Kitchen



Kitchen



Kitchen



Dining Area



Dining Area



Pantry



Primary Bedroom



Primary Bedroom



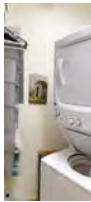
Primary Bath



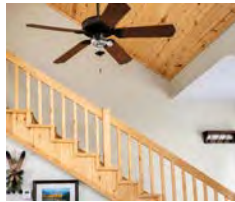
Primary Bath



Laundry Room



Laundry Room



Stairs



Stairs



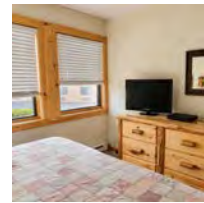
Loft Office



Bedroom 2



Bedroom 2



Bedroom 2



Bath



Bedroom 3



Bedroom 3



Bedroom 3



Garage



Back of House



Front of House