

PROPERTY ESSENTIALS



Front of House

MLS # 836322
Status Active
Asking Price \$695,000
Address 6829 Snead Lane
City South Fork
County Rio Grande
State CO
Zip 81154
Area South Fork

Class RESIDENTIAL
Type Stick Built
Bedrooms 3
Total Bathrooms 3.00
Year Built 2006
Apx.Total SF 2,147
List Price/SqFt \$323.71
Garage Capacity 2
Apx.Total Acres 0.080



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 Hendricks
Limited Service Y/N No
Listing Date 6/22/2026
Expiration Date 12/31/2026
Input Date 6/22/2026 7:24 PM
Update Date 7/13/2026
Status Date 6/25/2026
HotSheet Date 6/25/2026
Price Date 6/22/2026
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 \$695,000
Exchange/Trade Y/N No
Listed in other Class Y/N No
Assoc. Doc. Count 0
Picture Count 39
Days On Market 22
Cumulative DOM 22
Floor Plans Count 0

PROPERTY DETAILS

Subdv Name Village @ Alder Creek West
Legal/Lot Subdivision VILLAGE @ ALDER CREEK WEST UNIT #5 FR
Block NW4 SEC 34-40-3 BEG @ NLY END CEN COM INT WAL
 BETW UN 5 & 6 VILLAGE WH NW COR SD VILL BEARS N
 48 DEG 15'55"W 379.74 FT; TH S 26 DEG 39'53"W 22.73
 FT AL CEN SD COMM INT WAL TO SLY END THEREOF;
 TH AL EXT WAL SD UN 6 FOL COURSES S 63 DEG
 20'07"E 7.08 FT; S 26 DEG 39'53"W 3.00 FT; S 63 DEG
 20'07"E 7.42 FT; S 26 DEG 39'53"W 7.82 FT; & S 63 DEG
 20'07"E 1.19 FT AL SD EXT WAL TO PT OF INTERS W
 /CEN EX STON PATIO WAL WH WAL COM BETW UN 5 &
 6; TH S 26 DEG 58'15"W 17.33

NewCnstrct No
Water Front No
Property No
Attached Y
/N
Furnished Furnished
Garage Y/N Yes
Garage Type Attached Garage
Carport Y/N No
Addit Living No
Quarters

1/4 Baths 1
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 Open Enrollment
Middle School Open Enrollment
High School Open Enrollment
Input Date 6/22/2026 7:24 PM
Listing Visibility Type MLS Listing
Update Date 7/13/2026 10:05 PM
Price Per SQFT \$323.71

UTILITIES/RIGHTS

Water Supplier Rio Grande Water Company, LLC
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 # 2134203004
Realist ID 2134203004

Tax Year 2025
Total Taxes \$ 2791.08
Special Assemnt Y/N No

HOA Y/N Yes
HOA Name South Fork Ranches HOA
HOA Dues Y/N Yes
HOA/Metro Fees 575.00
HOA/Metro Fees Freq. Annually
HOA Transfer Fees 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 29
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

Mountain Recreation
Recreational

ZONING

Residential Single Family

LOT SIZE/ACREAGE

Less than .25

PROPERTY DESCRIPTION

Borders Golf Course
Wooded Lot
Golf Course Near
Adj to Open Space

RESIDENCE STORIES

Two Story
Loft

CONSTRUCTION TYPE

Wood Frame

ROOF

Architectural Shingles

SIDING

Log
Stone

FLOORING

Carpet-Partial
Tile
Laminate

HEATING FUEL/SOURCE

Propane

HEATING SYSTEM

Floor Radiant
Fireplace

FIREPLACE/LOCATION/ TYPE

Living Room

DINING

Kitchen Bar
Separate Dining

MASTER BEDROOM LEVEL

Main Level

STREET DESCRIPTION/ACCESS

Private

VIEWS

Mountains
Stream/River

DOMESTIC WATER SOURCE

Public

DOMESTIC SEWER SOURCE

Public Sewer

APPLIANCE INCLUSIONS

Range Top
Refrigerator
Dishwasher
Washer
Dryer
Disposal
Microwave
Double Oven

INTERIOR INCLUSIONS

Window Coverings
Ceiling Fan(s)
Vaulted Ceiling
Granite Counters
Jetted Tub
Pantry
Walk In Closet

SHOWING INSTRUCTIONS

Call Listing Agent

TERMS

Cash
1031 Exchange

AVAILABLE FOR AUCTION

No

Short Term Rental Details

STR (No cap)

DIRECTIONS

Directions Hwy 160 to South Fork, turn right on Hwy 149. Go across bridge and turn right on CR 15, go approx 1 1/4 mile turn right at the entrance with stone pillars. Follow the road to the right and the Home is the second one on the right.

PROPERTY DESCRIPTION

Remarks Luxury living with the turn of a key in this well-appointed duplex designed for low-maintenance mountain life. This 3-bed, 2½-bath home offers a main-level primary suite, a loft study/library with sofa sleeper, and an oversized 2-car garage. The kitchen features Viking appliances, Jenn-Air refrigeration, granite countertops, and a river-rock backsplash, aspen ceilings, log staircase, and solid wood doors. The newly rebuilt fireplace opens the living room beautifully, and a custom pantry adds convenience near the kitchen. Overlooking the 9th fairway of the Rio Grande Golf & Fishing Resort, this home captures views of the mountains and river while offering easy access to Wolf Creek Ski Area, gold-medal fishing on the Rio Grande, and endless hiking, ATVing, and hunting in the surrounding national forest. Enjoy your morning coffee on the back porch and work remotely with high-speed internet. Short-term rentals are allowed, making this a perfect blend of luxury, lifestyle, and investment in the heart of South Fork,Colorado.

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES



Main Entry



Patio Walk-way



Patio



Mountain View



Back of House



Main Entry



Living Room



Living Room



Living Room



Living Room



Living Room



Living Room



Kitchen



Kitchen



Kitchen



Kitchen



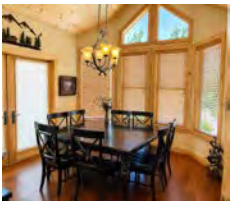
Kitchen



Kitchen



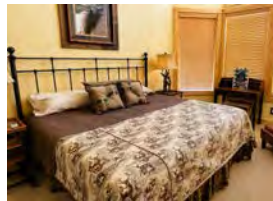
Dining Room



Dining Room



Eat-in Kitchen



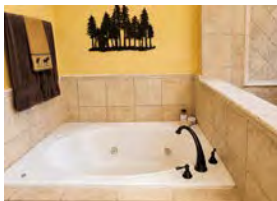
Primary Bedroom



Primary Bedroom



Primary Bath



Primary Bath



Primary Bath



Primary Bath



stairs



stairs



Loft Office



Loft Office



Loft Office



Bedroom 2



Bath



Bedroom 3



Bedroom 3



AI Rendering of a Postcard