

PROPERTY ESSENTIALS



Front of House

MLS # 837051
Status Active
Asking Price \$975,000
Address 6835 Master's Drive
City South Fork
County Rio Grande
State CO
Zip 81154
Area South Fork

Class RESIDENTIAL
Type Stick Built
Bedrooms 4
Total Bathrooms 4.00
Year Built 2007
Apx.Total SF 3,256
List Price/SqFt \$299.45
Garage Capacity 2
Apx.Total Acres 0.060



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 Etheredge
Limited Service Y/N No
Listing Date 7/10/2026
Expiration Date 7/10/2027
Input Date 7/11/2026 11:22 AM
Update Date 7/14/2026
Status Date 7/14/2026
HotSheet Date 7/14/2026
Price Date 7/11/2026
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 \$975,000
Exchange/Trade Y/N No
Listed in other Class Y/N No
Assoc. Doc. Count 0
Picture Count 45
Days On Market 4
Cumulative DOM 4
Floor Plans Count 0

PROPERTY DETAILS

Subdv Name Village @ Alder Creek West
Legal/Lot Subdivision VILLAGE @ ALDER CREEK WEST PROP UNIT
Block #1 BEG @ OUTSIDE NE COR OF PROP CONCR SLAD OF SD UNIT 1, WH NWCOR OF VILL @ ALDER CREEK BEARS S 79 DEG 11' 58"W, 94.64 FT; TH AL OUTSIDE PROP CONCRE SLAB FOL COURSES: S 36 DEG 43'27"E 17 FT; S 53 DEG 16'32"W, 3 FT; S 36 DEG 43'28"E, 9.33 FT; N 53 DEG 16'32"E, 3 FT; S 36 DEG 43'28"E, 21.83 FT; S 53 DEG 16'32"W, 42.50 FT; N 36 DEG 43'28"W, 8.59 FT; S 54 DEG 23'45"W, 3.76 FT; N 81 DEG 43'28"W, 5.23 FT; N 36 DEG 43'28"W, 7.18 FT; S 53 DEG 16'32"W, 8.00 FT; N 36 D
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 Quarters No

1/4 Baths 0
1/2 Baths 0
3/4 Baths 0
Full Baths 4
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 7/11/2026 11:22 AM
Listing Visibility Type MLS Listing
Update Date 7/14/2026 1:38 AM
Price Per SQFT \$299.45

UTILITIES/RIGHTS

Water Supplier Rio Grande Water Company, LLC
Water Well No
Sewer Supplier South Fork Water & Sanitation
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 # 2134293005
Realist ID 2134293005.000000

Tax Year 2025
Total Taxes \$ 4209.32
Special Assemnt Y/N No

HOA Y/N Yes
HOA Name South Fork Ranches HOA
HOA Dues Y/N Yes
HOA/Metro Fees 650.00
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 1
Agent Hit Count 23
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
Mountain Recreation
Recreational

ZONING

Residential Single Family

LOT SIZE/ACREAGE

Less than .25

PROPERTY DESCRIPTION

Borders Golf Course

RESIDENCE STYLE

Raised Ranch
Log

RESIDENCE STORIES

Two Story

CONSTRUCTION TYPE

Wood Frame
Log
Stone

FOUNDATION/ BASEMENT

Slab
Concrete

ROOF

Metal

FLOORING

Hardwood
Tile

HEATING SYSTEM

Floor Radiant
Fireplace
Thermal Storage

FIREPLACE/LOCATION/ TYPE

Gas Logs
Living Room

DINING

Eat-in Kitchen
Separate Dining

MASTER BEDROOM LEVEL

Main Level

STREET DESCRIPTION/ACCESS

County
Private
Gravel

VIEWS

Mountains
Valley

DOMESTIC WATER SOURCE

Public

DOMESTIC SEWER SOURCE

Public Sewer

APPLIANCE INCLUSIONS

Range/Oven
Refrigerator
Dishwasher
Washer
Dryer
Disposal
Microwave

INTERIOR INCLUSIONS

Window Coverings
All Furnishings
Cathedral Ceiling
Ceiling Fan(s)
W/D Hookup
Vaulted Ceiling
Granite Counters
Jetted Tub
Pantry
T&G Ceilings
Walk In Closet
Garage Door Opener

EXTERIOR INCLUSIONS

Patio

HOA INCLUSIONS

Snow Removal

DISCLOSURES

Covenants

SHOWING INSTRUCTIONS

Call Listing Agent

TERMS

Cash
Conventional
1031 Exchange

AVAILABLE FOR AUCTION

No

DIRECTIONS

Directions Take US Hwy 149 North toward Creede off Hwy 160. Approx. one mile, over the river & immediately turn right on CR15. Follow to Rio Grande Golf & Fishing Resort entrance. Home is directly to your right. Turn onto Masters Drive. 1st Home on the right.

PROPERTY DESCRIPTION

Remarks Luxury Mountain Home on the Rio Grande Golf & Fishing Resort This stunning 4-bedroom, 4-bath, 3,256 sq ft custom log-and-stone home with a 2-car garage sits in one of South Fork's most coveted locations. Just steps from the Rio Grande River's Gold Medal trout waters and positioned directly on the 9th Green of the award-winning Rio Grande Golf & Fishing Resort, this property delivers the ultimate Colorado lifestyle. Built in 2008 and never lived in full time, the home feels brand new. Every detail reflects exceptional craftsmanship — from rich woodwork and stone accents to premium materials, appliances, and finishes, including a Miele coffee center and wine cooler. The gourmet kitchen opens to a grand great room with a stone fireplace designed to showcase your flat-screen TV. The main-floor primary suite offers comfort and convenience, while each additional bedroom functions as its own private suite with its own full bathroom, creating ideal accommodations for family and guests. The southwest-facing rear patio is perfect for entertaining, with views across the golf course and evening alpenglow. Short-term and vacation rentals are allowed, giving you the option to generate excellent income when you're not enjoying the home yourself. And if you need to work while you're here, Ceillo provides high-speed fiber-optic internet, making remote work seamless. Here, recreation is a way of life — world-class fishing, championship golf, hiking, ATVing, river rafting, and Wolf Creek Ski Area, home to Colorado's most annual snowfall, are all minutes away. This home offers the full mountain lifestyle: adventure, relaxation, income potential, and luxury living all in one. Call today to view this outstanding home.

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES



Side View



Back of House



Back of House



Golf Course View



Front of House



Main Entry



Great Room



Fireplace



Great Room



Dining Area



Dining Area



Eat-in Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



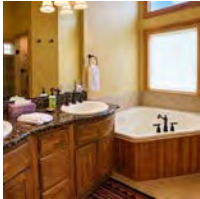
Pantry



Primary Bedroom



Primary Bedroom



Primary Bath



Primary Bath



Primary Bath



Primary Closet



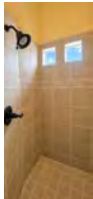
Bedroom 2



Bedroom 2



bath



Bath



Bath



Log Stairs



Log Stairs



Loft



loft



Bedroom 3



Bath



Bedroom 4



Bedroom 4



Bath



Laundry Room



Laundry Room



Garage



Garage



Garage



AI Rendering of a Postcard