

PROPERTY ESSENTIALS



MLS # 829129
Status Active
Asking Price \$290,000
Address 188 Vail Pass Rd
City South Fork
County Rio Grande
State CO
Zip 81154
Area South Fork

Class RESIDENTIAL
Type ManufacturedMobile
Bedrooms 3
Total Bathrooms 2.00
Year Built 2003
Apx.Total SF 1,256
List Price/SqFt \$230.89
Garage Capacity 2
Apx.Total Acres 0.710



LISTING DETAILS

Listing Agent 1 Connie Goodnight - C: 719-580-0246
Listing Office 1 Land Properties, LLC - O: 719-873-1012
Listing Agent License 1 ER100005252
Listing Office License 1 EC100041278
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 Bay
Limited Service Y/N No
Listing Date 10/9/2025
Expiration Date 1/22/2027
Input Date 10/9/2025 1:54 PM
Update Date 1/22/2026
Status Date 10/12/2025
HotSheet Date 1/22/2026
Price Date 1/22/2026
Showing Service ShowingTime

REO/Lender Owned No
Possible Short Sale No
Real Estate Included Yes
EM Deposit \$ 3000
EM Holder Title Company
Preferred Title Comp. Allpine Title
Sale/Rent For Sale
Original Price \$320,000
Exchange/Trade Y/N No
Listed in other Class Y/N No
Assoc. Doc. Count 0
Picture Count 24
Days On Market 120
Cumulative DOM 120
Floor Plans Count 0

PROPERTY DETAILS

Subdv Name Alpine Village #7
Legal/Lot Block ALPINE VILLAGE #7 Lot 13-14-15-16 Block 21
FORMERLY 21254-02-021 1997 14X52 CAV
23E143114 CAVAZ6972473AB LAND 21254-02-024
NewCnstrct No
Water Front No
Property Attached Y/N No
Furnished Partially Furnished
Garage Y/N Yes
Garage Type Detached Garage
Carport Y/N No
Addit Living Quarters No

1/4 Baths 0
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 Del Norte K-5
Middle School Del Norte 6-8
High School Del Norte 9-12
Input Date 10/9/2025 1:54 PM
Listing Visibility Type MLS Listing
Update Date 1/22/2026 9:58 PM
Price Per SQFT \$230.89

UTILITIES/RIGHTS

Water Supplier Well
Water Well No
Sewer Supplier Septic
Gas Supplier Propane
Electric Supplier San Luis Valley Rural Electric Cooperative

Internet Service Y/N No
Internet Service Avail? Yes
Water Rights/Irrig. No

PARCEL/TAX/HOA

Parcel ID # 2125402024
Realist ID 2125402024
Tax Year 2025
Total Taxes \$ 78.92
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 2
Agent Hit Count 31
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
 Mountain Recreation
 Recreational

ZONING

Residential Single Family

LOT SIZE/ACREAGE

.5 - .99

PROPERTY DESCRIPTION

Corner
 Golf Course Near

EXTERIOR STRUCTURES

Garage

RESIDENCE STYLE

Ranch

RESIDENCE STORIES

One Story

ROOF

Metal

FLOORING

Carpet-Partial
 Vinyl

HEATING FUEL/SOURCE

Propane

HEATING SYSTEM

Forced Air

FIREPLACE/LOCATION/ TYPE

Gas Logs
 Den/Family Room

DINING

Separate Dining

MASTER BEDROOM LEVEL

Main Level

STREET DESCRIPTION/ACCESS

County

VIEWS

Mountains

DOMESTIC WATER SOURCE

Well-Other

DOMESTIC SEWER SOURCE

Septic System

APPLIANCE INCLUSIONS

Range/Oven
 Refrigerator
 Washer

INTERIOR INCLUSIONS

Part Furnished

EXTERIOR INCLUSIONS

Shed/Storage

DISCLOSURES

Property Disclosure

SHOWING INSTRUCTIONS

Call Listing Agent

TERMS

Cash
 Conventional

AVAILABLE FOR AUCTION

No

Short Term Rental Details

STR (No cap)

DIRECTIONS

Directions From South Fork, head east on Hwy 160. Turn left onto County Rd 15 and keep right. House is on the corner of Vail Pass Rd. Look for Land Properties LLC real estate sign.

PROPERTY DESCRIPTION

Remarks Discover the charm of 188 Vail Pass Road, a welcoming 3-bedroom, 2-bath home situated on a spacious 71-acre corner lot in scenic town of South Fork, Colorado. SELLER IS OFFERING A \$5,000 CARPET/FLOORING CREDIT. Whether you're looking for a full-time residence, a vacation getaway, or an income-producing short-term rental, this property delivers comfort, versatility, and value. The home also features a large detached two-car garage—ideal for storing gear and toys for year-round adventure. Stay connected with high-speed internet and enjoy quick access to the Rio Grande River, hiking and ATV trails, the Rio Grande Golf & Fishing Resort, and Wolf Creek Ski Area, known for the best snow in Colorado. With 98% of the surrounding area designated as national forest, you'll have world-class fishing, hunting, and endless outdoor recreation at your fingertips. This mountain gem is ready to explore—call today to schedule your private tour!

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES



