

PROPERTY ESSENTIALS

Front of House

MLS # 824227
Status Active
Asking Price \$295,000
Address 22 Cedar Drive
City South Fork
County Rio Grande
State CO
Zip 81154
Area South Fork

Class RESIDENTIAL
Type Manufactured/Mobile
Bedrooms 4
Total Bathrooms 2.00
Year Built 1998
Apx.Total SF 1,904
List Price/SqFt \$154.94
Garage Capacity 2
Apx.Total Acres 0.470

**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 Bealmear
Limited Service Y/N No
Listing Date 5/16/2025
Expiration Date 5/16/2026
Input Date 5/18/2025 10:28 AM
Update Date 9/19/2025
Status Date 5/21/2025
HotSheet Date 9/17/2025
Price Date 9/17/2025
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. Alpine Title
Sale/Rent For Sale
Original Price \$335,000
Exchange/Trade Y/N No
Listed in other Class Y/N No
Assoc. Doc. Count 0
Picture Count 35
Days On Market 266
Cumulative DOM 266
Floor Plans Count 0

PROPERTY DETAILS

Subdv Name Dakota Park
Legal/Lot Block Lots 20-21 Unit III Dakota Park Planned Development
NewCnstrct No
Water Front No
Property Attached Y/N No
Furnished Unfurnished
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 2
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 5/18/2025 10:28 AM
Listing Visibility Type MLS Listing
Update Date 9/19/2025 2:26 PM
Price Per SQFT \$154.94

UTILITIES/RIGHTS

Water Supplier Town of South Fork
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 # 2133405025
Realist ID 2133405025
Tax Year 2024
Total Taxes \$ 1824.59
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 3
Agent Hit Count 61
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

PROPERTY DESCRIPTION

Foothills
 Golf Course Near

RESIDENCE STYLE

Ranch

RESIDENCE STORIES

One Story

HEATING SYSTEM

Forced Air

FIREPLACE/LOCATION/ TYPE

Living Room

DINING

Separate Dining

MASTER BEDROOM LEVEL

Main Level

STREET DESCRIPTION/ACCESS

City/Town

VIEWS

Mountains
 Valley

DOMESTIC WATER SOURCE

City Water

DOMESTIC SEWER SOURCE

Public Sewer

APPLIANCE INCLUSIONS

Range/Oven
 Refrigerator
 Dishwasher
 Washer
 Dryer

EXTERIOR INCLUSIONS

Shed/Storage

DISCLOSURES

Covenants

SHOWING INSTRUCTIONS

Call Listing Agent

TERMS

Cash
 Conventional

AVAILABLE FOR AUCTION

No

Short Term Rental Details

Subject Town Guideline

DIRECTIONS

Directions From Hwy 149 Turn left on Elm St and right on Cedar Drive. Home will be on the right. Look for sign.

PROPERTY DESCRIPTION

Remarks Spacious Mountain Retreat in the Heart of South Fork, CO Welcome to your next adventure basecamp! This roomy 4-bedroom, 2-bath home offers 1,904 square feet of comfortable living space on nearly half an acre—perfectly situated in the charming mountain town of South Fork. Enjoy stunning views of the surrounding peaks while being just minutes from local shops, dining, and outdoor recreation. The home comes fully equipped with appliances, including a washer and dryer, and features an oversized 2-car attached garage, a fenced backyard, and high-speed fiber optic internet—ideal for remote work or streaming your favorite mountain getaway playlist. Whether you're looking for a full-time residence, a vacation home, or a short-term rental investment (town permit required), this property checks all the boxes. South Fork is a haven for outdoor enthusiasts, with easy access to fishing and rafting on the Rio Grande, tee times at the Rio Grande Golf & Fishing Resort, powder days at Wolf Creek Ski Area, and endless trails for hiking, hunting, and ATVing in the surrounding national forest lands. Don't miss out—call today to schedule your private tour!

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES



Back of House



Main Entry



Living Room





Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Pantry



Dining Area



Primary Bedroom



Primary Bedroom



Primary Bath



Primary Bath



Bedroom 2



Bedroom 3



bath



bath



bath



Bedroom 4



Bedroom 4



Laundry Room



Mountain View