

PROPERTY ESSENTIALS

Front of House

MLS # 807122
Status Active
Asking Price \$179,500
Address 271 Master's Place
City South Fork
County Rio Grande
State CO
Zip 81154
Area South Fork

Class RESIDENTIAL
Type Stick Built
Bedrooms 2
Total Bathrooms 1.00
Year Built 1921
Apx.Total SF 1,280
List Price/SqFt \$140.23
Garage Capacity 1
Apx.Total Acres 0.000

**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 Raab
Limited Service Y/N No
Listing Date 8/15/2023
Expiration Date 8/15/2026
Input Date 8/18/2023 2:35 AM
Update Date 9/19/2025
Status Date 8/21/2023
HotSheet Date 2/11/2025
Price Date 2/11/2025
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 \$194,500
Exchange/Trade Y/N No
Listed in other Class Y/N No
Assoc. Doc. Count 0
Picture Count 33
Days On Market 906
Cumulative DOM 1257
Floor Plans Count 0

PROPERTY DETAILS

Subdv Name Masonic Park
Legal/Lot Block MASONIC PARK Lot W2 395 & ALL396-397 IMP ONLY Tax Area 7J - RGC-RGW-SLVW-LIB-PEST -CON7-SFFD-AMB
NewCnstrct No
Water Front No
Property Attached Y/N No
Year Remodeled 1957
Furnished Furnished
Garage Y/N Yes
Garage Type Basement Garage
Carport Y/N No
Addit Living Quarters No

1/4 Baths 0
1/2 Baths 0
3/4 Baths 0
Full Baths 1
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 8/18/2023 2:35 AM
Listing Visibility Type MLS Listing
Update Date 9/19/2025 2:15 PM
Price Per SQFT \$140.23

UTILITIES/RIGHTS

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

Internet Service Y/N Yes
Internet Provider Cielo
Water Rights/Irrig. No

PARCEL/TAX/HOA

Parcel ID # 2119000120
Realist ID 2119000120
Tax Year 2023
Total Taxes \$ 406.64
Special Assemnt Y/N No

HOA Y/N Yes
HOA Name Masonic Park
HOA Dues Y/N Yes
HOA/Metro Fees 800.00
HOA/Metro Fees Freq. Annually
HOA Transfer Fees Y/N No
Covenants Y/N YES
FIPS Code 08105

MARKETING INFO

Syndicate to Internet Yes
Public MLS Sites Y/N Yes
Branded Virtual Tour Branded Virtual Tour

Client Hit Count 68
Agent Hit Count 129
VOW Include Yes
VOW Address Yes
VOW Comment Yes
VOW AVM Yes
Sign on Property Y/N Yes
Geocode Quality Zip

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	FOUNDATION/ BASEMENT Concrete	DINING Breakfast Nook	APPLIANCE INCLUSIONS Range/Oven Refrigerator
POSSIBLE PROPERTY USE Residential Mountain Recreation	ROOF Metal	MASTER BEDROOM LEVEL Upper Level	INTERIOR INCLUSIONS All Furnishings
ZONING Residential Single Family	SIDING Log	STREET DESCRIPTION/ACCESS Private Gravel	HOA INCLUSIONS Water Road Maintenance
LOT SIZE/ACREAGE Less than .25	FLOORING Carpet-Partial Hardwood Linoleum	VIEWS Mountains Stream/River	DISCLOSURES Covenants
PROPERTY DESCRIPTION Wooded Lot	HEATING FUEL/SOURCE Wood	UTILITIES Electric Propane-Tank Leased	SHOWING INSTRUCTIONS Call Listing Agent
RESIDENCE STYLE Cabin	HEATING SYSTEM Fireplace	DOMESTIC WATER SOURCE Other	TERMS Cash
RESIDENCE STORIES Bi-Level	FIREPLACE/LOCATION/ TYPE Living Room	DOMESTIC SEWER SOURCE Septic System	AVAILABLE FOR AUCTION No
CONSTRUCTION TYPE Log			

DIRECTIONS

Directions From South Fork, head up Hwy 149 towards Creede. Go about 3 miles and take a slight left turn onto Lewis Ln. Turn left onto Fleming Way, then right onto Willey Rd. Go over the railroad track taking a slight left turn onto Master's Place. House is on the left. Look for sign.

PROPERTY DESCRIPTION

Remarks Charming Historic Cabin in Masonic Park – San Juan Mountains, South Fork, CO. Escape to this picturesque, fully furnished 2-bedroom cabin (plus additional sleeping area) tucked into the heart of the San Juan Mountains. Originally built in 1921 and relocated to its current site in 1957, this summer retreat blends rustic charm with modern upgrades—including new plumbing, new propane tank and gas line, new hot water heater, and new refrigerator. The cabin also features a newer metal roof, freshly sealed logs, and newly stained trellis and stairs, ensuring comfort and durability. Inside, enjoy a freestanding claw-foot tub with updated fixtures, a spacious fireside living room, and an open kitchen perfect for entertaining. The enclosed porch offers panoramic views of Masonic Park, the Rio Grande River, and the surrounding mountains. Beneath the cabin, an open trellis provides ample storage for gear and tools, while a cemented one-car garage adds convenience. Located just minutes from national forest access, hiking and ATV trails, fishing spots, and the Rio Grande Golf & Fishing Resort, this cabin is a gateway to year-round adventure. Water service is provided by Masonic Park from May 15 to October 15, and ownership requires membership in the Masons or Eastern Star—a process the current seller found simple and accessible. This is a rare opportunity to own a piece of Colorado history in one of the state's most scenic and recreation-rich areas. Call today for more details or to schedule your private tour!

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES



Side View



View of Mountains



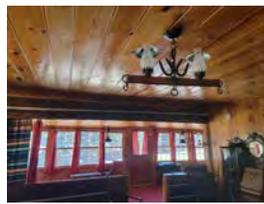
IDX Include Y



River



River



Main Entry



Sun Porch



Breakfast Nook



Living Room



Living Room



Living Room



Living Room



Living Room



Fireplace



Fireplace



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Bath



Bath



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom 2



Bedroom 2



Bedroom 2



Bedroom 2