

PROPERTY ESSENTIALS



MLS # 827203
Status Active
Asking Price \$159,900
Address 57 Denette Lane
City South Fork
County Rio Grande
State CO
Zip 81154
Area South Fork

Class RESIDENTIAL
Type Manufactured/Mobile
Bedrooms 1
Total Bathrooms 1.00
Year Built 1996
Apx.Total SF 583
List Price/SqFt \$274.27
Apx.Total Acres 0.100



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 Wayman
Limited Service Y/N No
Listing Date 7/31/2025
Expiration Date 7/25/2026
Input Date 8/1/2025 11:11 PM
Update Date 9/24/2025
Status Date 8/4/2025
HotSheet Date 9/23/2025
Price Date 9/23/2025
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. South Fork Title
Sale/Rent For Sale
Original Price \$169,000
Exchange/Trade Y/N No
Listed in other Class Y/N No
Assoc. Doc. Count 0
Picture Count 33
Days On Market 190
Cumulative DOM 190
Floor Plans Count 0

PROPERTY DETAILS

Subdv Name River's Edge RV resort
Legal/Lot Block 1998 CEWIPAZ0520970380 23E237474 12X
 33LAND #21352-11-032 LOT 57 RIVER'S EDGE
 RVRESORT PHASE 1A
NewCnstrct No
Water Front No
Property Attached Y/N No
Furnished Furnished
Garage Y/N No
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 8/1/2025 11:11 PM
Listing Visibility Type MLS Listing
Update Date 9/24/2025 9:03 AM
Price Per SQFT \$274.27

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 # 2135211033
Realist ID 2135211033
Tax Year 2024
Total Taxes \$ 64.84
Special Assemnt Y/N No

HOA Y/N Yes
HOA Name River's Edge RV Resort HOA
HOA Dues Y/N Yes
HOA/Metro Fees 150
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

Client Hit Count 3
Agent Hit Count 35
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

ZONING

Residential Single Family

LOT SIZE/ACREAGE

Less than .25

EXTERIOR STRUCTURES

Shed

RESIDENCE STORIES

One Story

CONSTRUCTION TYPE

Pre-fabricated

SIDING

Vinyl

FLOORING

Carpet-Partial
Linoleum

HEATING SYSTEM

Central Electric

MASTER BEDROOM LEVEL

Main Level

FENCE

Split Rail

STREET DESCRIPTION/ACCESS

City/Town
Paved

VIEWS

Mountains

DOMESTIC WATER SOURCE

Public

DOMESTIC SEWER SOURCE

Public Sewer

APPLIANCE INCLUSIONS

Range/Oven
Refrigerator
Washer
Dryer
Microwave
Freezer

INTERIOR INCLUSIONS

All Furnishings

EXTERIOR INCLUSIONS

Shed/Storage
Landscaping
Gas Grill
Screened-in Porch

HOA INCLUSIONS

Trash
Road Maintenance

DISCLOSURES

Covenants

SHOWING INSTRUCTIONS

Call Listing Agent

TERMS

Cash
Conventional

DIRECTIONS

Directions From Y in South Fork take Hwy 160 turn right on Browns Drive then turn left on Riviere Road then turn right on Denette Lane. 57 Denette is on right hand side. Look for Land Properties LLC sign.

PROPERTY DESCRIPTION

Remarks Discover your perfect weekend escape or vacation home in this charming and affordable one-bedroom, one-bath park model located in the desirable 55+ River's Edge RV Resort. Priced to sell at just \$159,900, this cozy retreat features an enclosed sunroom for extra living space and comes fully furnished—including all furniture, kitchen appliances (conventional oven, microwave), dishes, pots and pans, and even a washer and dryer housed in a spacious storage shed with a freezer and workbench. Enjoy planned community activities like fishing, hiking, 4-wheeling, and lively potlucks, all just moments from the Rio Grande River and only 20 minutes from the slopes of Wolf Creek Ski Area and The Rio Grande Golf & Fishing Resort. Whether you're looking for adventure or relaxation, this home has it all. Don't miss out—this gem won't last long! Call today to schedule a showing and start living your mountain dream.

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES



IDX Include Y

