

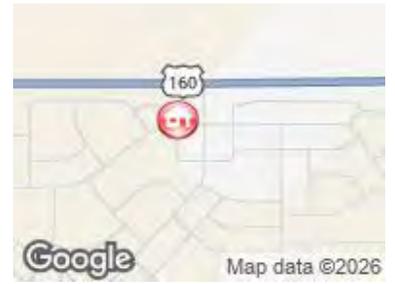
PROPERTY ESSENTIALS



Front of House

MLS # 822287
Status Active
Asking Price \$275,000
Address 7269 Sunrise Boulevard
City Alamosa
County Alamosa
State CO
Zip 81101
Area Alamosa

Class RESIDENTIAL
Type Stick Built
Bedrooms 3
Total Bathrooms 2.00
Year Built 2004
Apx.Total SF 1,410
List Price/SqFt \$195.04
Garage Capacity 1
Apx.Total Acres 1.120



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 Atkinson
Limited Service Y/N No
Listing Date 3/24/2025
Expiration Date 3/24/2026
Input Date 3/25/2025 6:59 PM
Update Date 2/6/2026
Status Date 5/23/2025
HotSheet Date 5/23/2025
Price Date 3/25/2025
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 \$275,000
Exchange/Trade Y/N No
Listed in other Class Y/N No
Assoc. Doc. Count 0
Picture Count 33
Days On Market 297
Cumulative DOM 297
Floor Plans Count 0

PROPERTY DETAILS

Subdv Name Deer Valley Meadows Unit 2
Legal/Lot Block DEER VALLEY MEADOWS REPLAT OF BLKS A -K & S-Y LOT 2 BLK S UNIT 2 1.12AC WD REC #375847 02-07-2020
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 1
Full Baths 1
Total Office/Den(s) 0
RV Parking No
Horse Setup Y/N No
Elem. School Alamosa K-5
Middle School Ortega 6-8
High School Alamosa 9-12
Input Date 3/25/2025 6:59 PM
Listing Visibility Type MLS Listing
Update Date 2/6/2026 11:59 AM
Price Per SQFT \$195.04

UTILITIES/RIGHTS

Water Supplier Well
Water Well Yes
Sewer Supplier Septic
Gas Supplier Xcel Energy
Electric Supplier Xcel Energy

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

PARCEL/TAX/HOA

Parcel ID # 541717213002
Realist ID 541717213002.000000
Tax Year 2024
Total Taxes \$ 922.60
Special Assemnt Y/N No

HOA Y/N No
Covenants Y/N NO
FIPS Code 08003

MARKETING INFO

IDX Include Y
Syndicate to Internet Yes
Public MLS Sites Y/N Yes

Client Hit Count 4
Agent Hit Count 47
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	LEED for Homes Y/N	No
HERS Rated Y/N	No	NAHB/NGBS-ICC 700 Y/N	No
Energy Star Qualified Y/N	No	Other Green Cert. Y/N	No

FEATURES

CURRENT PROPERTY USE Residential Mountain Recreation	ROOF Metal	MASTER BEDROOM LEVEL Main Level	DOMESTIC SEWER SOURCE Septic System
POSSIBLE PROPERTY USE Residential	FLOORING Carpet-Partial Vinyl	FENCE Chain Link Fenced - Back Fenced - Front	APPLIANCE INCLUSIONS Range/Oven Refrigerator Dishwasher Washer Dryer
ZONING Residential Single Family	HEATING FUEL/SOURCE Propane Wood	STREET DESCRIPTION/ACCESS Gravel	EXTERIOR INCLUSIONS Shed/Storage
LOT SIZE/ACREAGE 1-1.99	HEATING SYSTEM Hot Water Baseboard Wood Stove	VIEWS Mountains Valley	SHOWING INSTRUCTIONS Call Listing Agent
EXTERIOR STRUCTURES Shed	FIREPLACE/LOCATION/ TYPE Living Room	UTILITIES Electric Propane-Tank Leased Internet Phone - Cell Reception	TERMS Cash Conventional 1031 Exchange
RESIDENCE STYLE Ranch	WATER HEATER Propane Water Heater	DOMESTIC WATER SOURCE Well-Other	AVAILABLE FOR AUCTION No
RESIDENCE STORIES One Story	DINING Kitchen/Dining Separate Dining		
CONSTRUCTION TYPE Wood Frame			

DIRECTIONS

Directions Headed east on Hwy 160 going towards the Blanca, turn left onto Sunrise Blvd. The house is the second on the right side. Look for real estate sign.

PROPERTY DESCRIPTION

Remarks Discover comfort and serenity in this well-maintained home nestled in Deer Valley Meadows. SELLER IS NOW OFFERING A CONCESSION TO HELP WITH AN INTEREST RATE BUY-DOWN OR TO HELP WITH CLOSING COST. Set on a spacious 1.12-acres lot, this property offers breathtaking views of Mount Blanca and a peaceful lifestyle surrounded by nature. Inside, you'll find 3 inviting bedrooms, 1 full bath, and 1 convenient ¾ bath. The living room features a cozy wood-burning fireplace, while the dining room, kitchen, and bathrooms boast upgraded flooring. Enjoy efficient hot water baseboard heating and the convenience of all included appliances—washer and dryer too. Step outside to a covered porch perfect for relaxing, a durable metal roof, and a 1-car garage. The front yard is fully enclosed with a wood fence, and the backyard is secured with chain-link fencing. A handy shed provides extra storage, currently used for firewood. This home is move-in ready and waiting for you to make it yours. ?? Call today to schedule your private showing!. Inside, you'll find 3 inviting bedrooms, 1 full bath, and 1 convenient ¾ bath. The living room features a cozy wood-burning fireplace, while the dining room, kitchen, and bathrooms boast upgraded flooring. Enjoy efficient hot water baseboard heating and the convenience of all included appliances—washer and dryer too. Step outside to a covered porch perfect for relaxing, a durable metal roof, and a 1-car garage. The front yard is fully enclosed with a wood fence, and the backyard is secured with chain-link fencing. A handy shed provides extra storage, currently used for firewood. This home is move-in ready and waiting for you to make it yours. Call today to schedule your private showing!

AGENT CONFIDENTIAL REMARKS

Agent Confidential Remark The seller lives here full time and will need notice for a showing. Seller is offering a \$5000 concession to help with a buy-down on the interest rate or to help with closing cost.

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES



Front of House



Front Yard



Front Yard



View of Mountains



View of Mountains



Side View



Back of House



shed



Living Room



Living Room



Living Room



Dining Area



Dining Area



Kitchen



Kitchen



Laundry Room



Kitchen



Kitchen



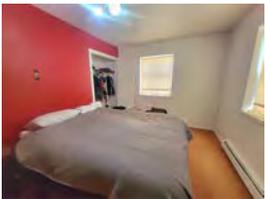
Primary Bedroom



Primary Closet



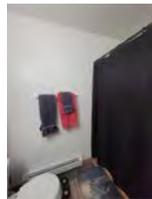
Primary Bath



Bedroom 2



Bath



Bath



Bedroom 3



Garage



garage



Mountain View