

## PROPERTY ESSENTIALS



**MLS #** 826146  
**Status** Active  
**Asking Price** \$890,000  
**Address** 88 Fairway Drive  
**City** South Fork  
**County** Rio Grande  
**State** CO  
**Zip** 81154  
**Area** South Fork  
**Non Branded** Non Branded  
**Virtual Tour** Virtual Tour

**Class** RESIDENTIAL  
**Type** Stick Built  
**Bedrooms** 3  
**Total Bathrooms** 3.00  
**Year Built** 2005  
**Apx.Total SF** 2,803  
**List Price/SqFt** \$317.52  
**Garage Capacity** 2  
**Apx.Total Acres** 0.250



## 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** Bongers  
**Limited Service Y/N** No  
**Listing Date** 7/2/2025  
**Expiration Date** 6/30/2026  
**Input Date** 7/3/2025 8:17 AM  
**Update Date** 12/31/2025  
**Status Date** 7/6/2025  
**HotSheet Date** 9/8/2025  
**Price Date** 9/8/2025  
**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** \$955,000  
**Exchange/Trade Y/N** No  
**Listed in other Class Y/N** No  
**Assoc. Doc. Count** 0  
**Picture Count** 45  
**Days On Market** 219  
**Cumulative DOM** 219  
**Floor Plans Count** 0

## PROPERTY DETAILS

**Subdv Name** Alder Creek Meadows #1  
**Legal/Lot Block** SF Ranches Alder Creek Meadows Filing #1 Lot 73  
CONT 0.25 AC Formerly 21273-00-215  
**NewCnstrct** No  
**Water Front** No  
**Property Attached Y/N** No  
**Furnished** Partially Furnished  
**Garage Y/N** Yes  
**Garage Type** Attached Garage  
**Carport Y/N** No  
**Addit Living Quarters** No

**1/4 Baths** 1  
**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** Open Enrollment  
**Middle School** Open Enrollment  
**High School** Open Enrollment  
**Input Date** 7/3/2025 8:17 AM  
**Listing Visibility Type** MLS Listing  
**Update Date** 12/31/2025 1:21 PM  
**Price Per SQFT** \$317.52

## UTILITIES/RIGHTS

**Water Supplier** Rio Grande Water Company, LLC  
**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 #** 2127303003  
**Realist ID** 2127303003  
**Tax Year** 2024  
**Total Taxes \$** 2902.60  
**Special Assemnt Y/N** No

**HOA Y/N** Yes  
**HOA Name** South Fork Ranches HOA  
**HOA Dues Y/N** Yes  
**HOA/Metro Fees** 550.00  
**HOA/Metro Fees Freq.** Annually  
**HOA Transfer Fees 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** 48  
**VOW Include** Yes  
**VOW Address** Yes  
**VOW Comment** Yes  
**VOW AVM** Yes  
**Sign on Property Y/N** Yes  
**Geocode Quality** Manually Placed Pin

## 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

### ZONING

Residential Single Family

### LOT SIZE/ACREAGE

.25-.5

### PROPERTY DESCRIPTION

Corner  
Golf Course Near

### RESIDENCE STYLE

Contemporary

### RESIDENCE STORIES

One Story

### CONSTRUCTION TYPE

Wood Frame

### FOUNDATION/ BASEMENT

Stemwall  
Crawl Space  
Piers  
Insulated

### ROOF

Metal

### SIDING

Stucco

### FLOORING

Carpet-Partial  
Hardwood  
Slate  
Tile

### HEATING FUEL/SOURCE

Electric  
Propane

### HEATING SYSTEM

Forced Air

### FIREPLACE/LOCATION/ TYPE

Living Room

### WATER HEATER

Propane Water Heater

### MASTER BEDROOM LEVEL

Main Level

### FENCE

Fenced - Back

### STREET DESCRIPTION/ACCESS

Paved

### VIEWS

Mountains  
Valley

### DOMESTIC WATER SOURCE

City Water

### DOMESTIC SEWER SOURCE

Public Sewer

### APPLIANCE INCLUSIONS

Range/Oven  
Refrigerator  
Dishwasher  
Washer  
Dryer  
Disposal  
Microwave

### INTERIOR INCLUSIONS

Part Furnished

### EXTERIOR INCLUSIONS

Landscaping

### HOA INCLUSIONS

Snow Removal  
Fishing Rights  
Road Maintenance

### DISCLOSURES

Covenants

### SHOWING INSTRUCTIONS

Call Listing Agent

### TERMS

Cash  
Conventional  
1031 Exchange

### AVAILABLE FOR AUCTION

No

## DIRECTIONS

**Directions** From South Fork take 149 towards Creede. Turn right onto County Road 15 just across the river. Turn left at the Rio Grande Golf & Fishing Resort entrance onto Rio Grande Club Trail. Turn right onto Fairway Drive and the property is on the right.

## PROPERTY DESCRIPTION

**Remarks** Outstanding mountain views can be seen from this home that is an absolute masterpiece. Home was built in 2005 and is located in the prestigious Rio Grande Golf & Fishing Resort located in South Fork, Colorado. Within walking distance of the Clubhouse (with memberships available), one has easy access to its services and conveniences, which include a nationally renowned 18-hole golf course, fishing lodge, swimming pool, tennis/pickleball courts, fitness facility, meeting rooms, restaurant and grille. Restaurants and golf are available to the entire community and guests as well as members. This Alder Creek Meadows home offers 3 bedrooms; 2 & 1/2 baths. This home has so many lovely amenities. Hardwood floors, granite countertops, slate flooring in the entry and kitchen, three distinct heat sources to choose from, LOTS of storage, 2 car garage with extra room for your golf cart, and expansive windows that bring the golf course and mountain scenery to the indoors from each and every room. The Primary bedroom and guest bedrooms are divided by a wonderful, open floor plan including a kitchen, living room, dining and office area which give guests and hosts the privacy they deserve. The back yard is fenced and includes raised deck for a gorgeous view of the San Juan Mountains while enjoying your morning coffee or entertaining in the evening. The home has been impeccably maintained. Throughout the home you will notice the magnificent archways, Alder Wood window casings and wall treatments, beautiful chandeliers and an electric fireplace with solid wood mantel for a warm and cozy Colorado feel with a sophistication and style. This home offers the best of all worlds: easy access, mountain views, golf course community, cozy Colorado feel and elegance abounding. Stucco exterior and nice landscaping make for very low maintenance property. The property is close to the Rio Grande River, hiking, fishing, rafting, hunting, ATV-ing and the Wolf Creek Ski Area is just up the hill. Call today to view this outstanding home.

## CONFIRMED SHOW INSTRUCTIONS

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

## ADDITIONAL PICTURES



