

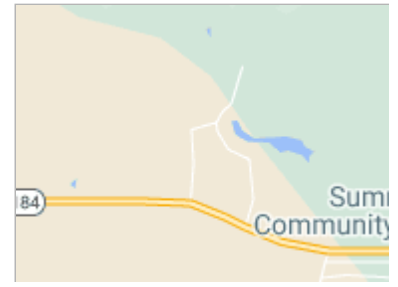
## PROPERTY ESSENTIALS



**MLS #** 819018  
**Status** NEW  
**Asking Price** \$559,000  
**Address** 15248 Road 35  
**City** Mancos  
**County** Montezuma  
**State** CO  
**Zip** 81328  
**Area** Montezuma County Rural NE

**Non Branded** Non Branded Virtual  
**Virtual Tour** Tour

**Class** RESIDENTIAL  
**Type** Stick Built  
**Bedrooms** 3  
**Total Bathrooms** 2.00  
**Year Built** 1983  
**Apx.Total SF** 1,728  
**List Price/SqFt** \$323.50  
**Garage Capacity** 2  
**Apx.Total Acres** 5.210



## LISTING DETAILS

**Listing Agent 1** Bill Stanley - C: 970-749-7671  
**Listing Office 1** United Country Blue Sky Homes and Land - O: 970-516-1759

**Board Name** Four Corners Board of Realtors

**Seller Licensed Y/N** No

**Foreign Owned Y/N** No

**Listing Agreement** Exclusive Right to Sell

**Agency Relationship** Seller's Agent

**Owner Name** Rankin

**Limited Service Y/N** No

**Listing Date** 10/25/2024

**Expiration Date** 4/30/2025

**Input Date** 10/25/2024 4:05 PM

**Update Date** 10/25/2024

**Status Date** 10/25/2024

**HotSheet Date** 10/25/2024

**Price Date** 10/25/2024

**REO/Lender Owned** No  
**Possible Short Sale** No  
**Real Estate Included** Yes  
**EM Deposit \$** 6000  
**EM Holder** Title Company  
**Preferred Title Comp.** Colorado Title & Closing Services, LLC  
**Possession** Upon DOD and post funding  
**Sale/Rent** For Sale  
**Original Price** \$559,000  
**Exchange/Trade Y/N** No  
**Listed in other Class Y/N** No  
**Assoc. Doc. Count** 1  
**Picture Count** 21  
**Cumulative DOM** 0

## PROPERTY DETAILS

**Subdv Name** Lost Canyon Lake #1  
**Legal/Lot Block** Subdivision: LOST CANYON LAKE SUB;  
AMD Lot: 7 5.21AC B508 P576 B623 P405

**NewCnstrct** No

**Short Term Rental Available** Yes

**Water Front** No

**Property Attached Y/N** No

**Furnished** Unfurnished

**Garage Y/N** Yes

**Garage Type** Carport

**Carport Y/N** No

**Addit Living Quarters** No

**1/4 Baths** 0  
**1/2 Baths** 0  
**3/4 Baths** 1  
**Full Baths** 1  
**Family Room** Yes  
**Total Office/Den(s)** 0  
**RV Parking** No  
**Horse Setup Y/N** No  
**Elem. School** Mancos K-5  
**Middle School** Mancos 6-8  
**High School** Mancos 9-12  
**Input Date** 10/25/2024 4:05 PM  
**Listing Visibility Type** MLS Listing  
**Update Date** 10/25/2024 4:05 PM  
**Price Per SQFT** \$323.50

## UTILITIES/RIGHTS

**Water Supplier** Montezuma Rural Water Company

**Water Well** No

**Sewer Supplier** Septic

**Gas Supplier** None

**Electric Supplier** Empire Electric Association, Inc

**Internet Service Y/N** Yes

**Internet Provider** Century Link

**Water Rights/Irrig.** No

## PARCEL/TAX/HOA

**Parcel ID #** 536128302002

**Realist ID** 5361-283-02-002

**Tax Year** 2023

**Total Taxes \$** 1161.92

**Special Assemnt Y/N** No

**HOA Y/N** No

**Covenants Y/N** NO

**FIPS Code** 08083

## MARKETING INFO

**IDX Include** Y

**TRANSMIT TO REALTOR.COM** Yes

**Public MLS Sites Y/N** Yes

**Client Hit Count** 3  
**Agent Hit Count** 0  
**VOW Include** Yes

Branded Virtual Tour	Branded Virtual Tour	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	RESIDENCE STORIES	MASTER BEDROOM LEVEL	INTERIOR INCLUSIONS
Residential	1.5 Story	Upper Level	Wood Stove
POSSIBLE PROPERTY USE	CONSTRUCTION TYPE	FENCE	W/D Hookup
Residential	Log	Partial Property	Skylight(s)
Mountain Recreation	FOUNDATION/ BASEMENT	STREET DESCRIPTION/ACCESS	EXTERIOR INCLUSIONS
ZONING	Crawl Space	County	Shed/Storage
Residential Single Family	ROOF	Gravel	Patio
LOT SIZE/ACREAGE	Metal	UTILITIES	Deck
5-9.99	SIDING	Electric	Covered Porch
PROPERTY DESCRIPTION	Log	Internet	SHOWING INSTRUCTIONS
Corners Marked	FLOORING	DOMESTIC WATER SOURCE	Appointment Required
LIVESTOCK ALLOWED	Carpet-Partial	Public	Electronic Lockbox
Cattle	Hardwood	DOMESTIC SEWER SOURCE	USE ShowingTime
Horses	HEATING FUEL/SOURCE	Septic System	TERMS
Poultry	Wood	APPLIANCE INCLUSIONS	Cash
EXTERIOR STRUCTURES	HEATING SYSTEM	Range/Oven	FHA
Guest House	Electric Baseboard	Refrigerator	Conventional
Shed	FIREPLACE/LOCATION/ TYPE	Dishwasher	VA
Woodshed	Den/Family Room	Washer	Short Term Rental Details
Workshop	WATER HEATER	Dryer	Subject County Guidelines
RESIDENCE STYLE	Electric Water Heater	Disposal	
Cabin	DINING	Microwave	
	Kitchen/Dining		

DIRECTIONS

**Directions** From CO Highway 184, head north on Road 35 for 1/4 mile, home is on the right. Sign posted.

PROPERTY DESCRIPTION

**Remarks** Colorado cabin in the pines! This cozy 3 bedroom/2 bath cabin between Mancos and Dolores is what you've been waiting for! With maximum visual privacy on 5.2 Ponderosa Pine covered acres - the home and property feature lots of extras. The updated and modern kitchen has quality fixtures, oak cabinetry, track lighting and new stainless appliances. The gorgeous hard wood floors and tongue-in-groove wall wood and ceiling create a classic mountain cabin interior. The brightly lit sun room is made extra comfortable with a high end Quadra Fire wood stove. Upstairs features additional living and sleeping space. Plus - the upstairs master bedroom has an ensuite bathroom and private deck overlooking the land. The cabin has full wrap around covered porch, decks, two car carport and attached shop/bunkhouse that the sellers have used for extra guest quarters. Outside is nicely landscaped with concrete patio, paved walkways, with plenty of room for relaxing and entertaining in the beautiful setting of the pines . There's also a well built log shed great for storing firewood and tools. The detached pole barn structure creates even more covered parking for extra vehicles, campers, boats, etc. For even more extra storage there's loads of room in the upstairs storage area above the carport and bunkhouse. Great for year round living or a cool summer retreat, the property is just a short distance to Durango, Cortez, Dolores, Mancos ,Telluride and the San Juan National Forest.

CONFIRMED SHOW INSTRUCTIONS

**Confirmed Show Instructions** Appointment required. SupraiBox. Please schedule via ShowingTime.

ADDITIONAL PICTURES





