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MLS # 760316
Class LAND
Type Residential
Area South Fork
Address 176 E Cliffside Court
City South Fork
Zip 81154

Asking Price \$59,000
Status NEW
Sale/Rent For Sale



General Information

Subdv Name	Cliffside	Sewer Tap Avail	Yes	Press System Y/N	
County	Rio Grande	Sewer/Septic In	No	Adjudicated Y/N	
Elem. School	Open Enrollment	Sewer Paid	No	Water Supplier	Rio Grande Water Company, LLC
Middle School	Open Enrollment	Water Tap Avail	Yes	Sewer Supplier	South Fork Water & Sanitation
High School	Open Enrollment	Water Tap Installed	No		
Fronts		Water Tap Paid	No		

Remarks

Beautiful golf course parcel with border to pond on the #2 Green of the Rio Grande Golf Club and Resort. Great views of the cliffs, mountains, and the pond. Flat and easy build site. Close to skiing at Wolf Creek Ski Area, fishing on the Rio Grande River, and of course very close to the Rio Grande Club Golf course and Clubhouse. Access to the national forest is easy and provides almost unlimited activities on millions of acres. Hike, fish, and ATV in the warm weather months and ski, snowmobile, and snowshoe in the cooler times of the year. Very desirable lot in Cliffside of South Fork Ranches.

Features

PROPERTY DESCRIPTION	Golf Course Near, Foothills, Borders Golf Course, Adj to Greenbelt	STREET DESCRIPTION/ACCESS	Private, Paved
LOT SIZE/ACREAGE	.5-.99 Acres	TOPOGRAPHY	Level
ZONING	Residential Single Family	WATERFRONT	Pond
CURRENT PROPERTY USE	Residential Single family	HOA INCLUSIONS	Road Maintenance, Snow Removal
POSSIBLE PROPERTY USE	Residential Single Family	IEWS	Mountains, Lake/Pond/Reservoir

Dan Street

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Additional Property Photos



Directions to the Property

From HWY 149 turn right onto CR 15 just after the bridge over the Rio Grande River. Turn left into Cliffside and follow road around the curve. Property and sign is on your right.

