

# \$499,000 - 196 Ticonderoga Drive, Chama

MLS® #202500824

**\$499,000**

1 Bedroom, 1.00 Bathroom, 1,000 sqft

Residential on 83.00 Acres

Ticonderoga, Chama, NM

Charming Off-Grid One-Bedroom Cabin with Stunning Views. Nestled on 83 pristine acres within the exclusive Ticonderoga Subdivision, this exceptional one-bedroom/Studio cabin offers a rare opportunity to live in harmony with nature. Boasting stunning panoramic views of the surrounding landscape, including the Brazos Cliffs, this property provides both tranquility and adventure with over 400 acres of community conservation easement to explore. Designed for sustainable living, this cabin is fully equipped with modern amenities powered by solar panels and propane, while a water cistern and septic system ensure complete off-grid independence. Whether you're relaxing on the porch, taking in the breathtaking mountain views, or enjoying the peaceful solitude, this home is the perfect escape from the hustle and bustle of daily life. For outdoor enthusiasts, the possibilities are endless with world-class fishing, hunting, hiking, and biking just outside your door. Landowner hunting permits have been available in the past, and there is a hunting blind already in place. Inquire with NM Fish and Game if this is of interest. You'll have exclusive access to the private gated community, and the Brazos River is just a stone's throw away, offering additional recreational opportunities. This cabin is not only a retreat but a fully complemented home ready to move into, with all furnishings included in the sale. Located just minutes from the charming towns of Chama and Tierra



Amarilla, and less than an hour from the vibrant community of Pagosa Springs, this property offers the perfect balance of seclusion and convenience. Don't miss your chance to own this one-of-a-kind mountain getaway!

Built in 2020

**Listing Details**

Listing Agent	Christopher Dennison
Listing Office	United Country N New Mexico RE

**Essential Information**

MLS® #	202500824
Price	\$499,000
Bedrooms	1
Bathrooms	1.00
Square Footage	1,000
Square Footage	1000 SquareFeet
Acres	83.00
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	196 Ticonderoga Drive
Area	41-Chama
Subdivision	Ticonderoga
City	Chama
County	Rio Arriba
State	NM
Zip Code	87520

**Amenities**

Amenities	Gated, Other, See Remarks, Stream Year Round
Parking	None

**Interior**

Interior Features	No Interior Steps
Appliances	Gas Cooktop, Microwave, Oven, Range, Refrigerator, Water Heater
Heating	Propane, Propane Stove
Cooling	Other, See Remarks
Stories	One

## Exterior

Exterior	Frame, Wood Siding
Windows	Insulated Windows
Roof	Metal
Construction	Frame, Wood Siding

## School Information

Elementary	Chama
Middle	Tierra Amarilla
High	Escalante High School

## Additional Information

Date Listed	March 5th, 2025
Days on Market	220
Zoning	Rural Residential
HOA Fees	1000
HOA Fees Freq.	Annually



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