# \$375,000 - 403 Shroyer, Rutheron

MLS® #202502277

## \$375,000

2 Bedroom, 3.00 Bathroom, 1,200 sqft Residential on 3.19 Acres

N/A, Rutheron, NM

Nice new construction mountain home. This well built home sits on two lots totaling 3.19 +/acres of land in the Laguna Vista S/D.Laguna Vista is the mountain to the north you see from Heron Lake State park with private access to the lake and Willow Creek. The home owner/ builder is a NM state Licensed contractor and is guite the craftsman. Beautiful T&G soffits outside with a wrap around deck. Home has a water catchment system with 2-1000 gallon tanks also has a well that is in need of being repaired. Propanel metal roof.R-38 insulation in the ceiling and R-19 in the walls with sound boards. All electric baseboard heaters. Recirculating hot water pump along with a 45 gallon electric water heater. Water softner installed next to the water heater. Hickory wood floors downstairs and oak upstairs. Custom made Barndoors.Butcherblock kitchen counter tops. Brand new appliances. Custom tile work in the baths. Nice big windows for that passive solar heat to the south. 16x16 shop /storage shed. Year round access. Laguna Vista has a volunteer road and gate maint fee of \$375.00 per year. Privated and gated. Just 2 hours from Santa Fe and 30 minutes from Chama and about an hour and a half from Pagosa Springs Colorado. Plenty of recreation to do in these parts of the country whether it's fishing for those delicious trout, hiking, riding your ATV 's Side by sides, mountain biking, horse back riding, or hunting for trophy Mule deer and Elk. The Chama valley has it all. Don't forget about our famous Cumbres and







Toltec train ride through our beautiful high country mountains into Colorado.

#### Built in 2024

# **Listing Details**

Listing Agent Lawrence A. Romero
Listing Office Mossy Oak Properties

#### **Essential Information**

MLS® # 202502277 Price \$375,000

Bedrooms 2
Bathrooms 3.00
Half Baths 1

Square Footage 1,200

Square Footage 1200 Square Feet

Acres 3.19 Year Built 2024

Type Residential

Sub-Type Single Family Residence
Style Northern New Mexico

Status Active

## **Community Information**

Address 403 Shroyer Area 41-Chama

Subdivision N/A

City Rutheron
County Rio Arriba

State NM Zip Code 87551

#### **Amenities**

Utilities Electricity Available

Parking Spaces 6

Parking None

### Interior

Interior Features Interior Steps

Heating Baseboard, Electric

Cooling None Stories Two

#### **Exterior**

Exterior Frame
Roof Metal
Construction Frame

#### **School Information**

Elementary Tierra Amarilla Middle Tierra Amarilla

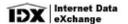
High Escalante High School

#### **Additional Information**

Date Listed May 22nd, 2025

Days on Market 141

Zoning Rural Residential



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