

# **\$375,000 - 403 Shroyer, Rutherford**

MLS® #202502277

**\$375,000**

2 Bedroom, 3.00 Bathroom, 1,200 sqft

Residential on 3.19 Acres

N/A, Rutherford, 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 quite 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 softener 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 SquareFeet
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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