

\$385,000 - 199 Private Drive 1728, Youngsville

MLS® #202504389

\$385,000

2 Bedroom, 1.00 Bathroom, 768 sqft

Residential on 5.00 Acres

N/A, Youngsville, NM

199 Private Drive 1728 in Youngsville is a Flex House on five acres with access to a private boat ramp and recreation area on Abiquiu Lake. Set behind a motorized gate, the property offers both privacy and convenience. At 768 square feet, the home was completed in 2020 and built by Shelter Dynamics around the idea of “Right Sized Living.” High ceilings, clerestory windows, and rounded corners create a natural flow through the two bedrooms, full kitchen, dining nook, living room, and a three-quarter bath.

The Flex House was designed with sustainability in mind. Energy-efficient windows and appliances, mini-split heating and cooling, and smart home features are already in place. The home is tied to the grid, and its solar array offsets electricity costs with the option to add battery backup if desired. Low-flow plumbing fixtures, low/no VOC finishes, and fire-resistant siding are part of the construction, making the home efficient and resilient. The property is served by a shared well with a reverse osmosis system in place, and a conventional septic system.

From the house, the views stretch across Ghost Ranch, Cerro Pedernal, and Mesa Prieta—landscapes that define northern New Mexico. With gated entry, lake access, and a home built for efficient living, this property offers a rare balance of comfort, setting, and thoughtful design.



Certain aspects of the home are not known by the seller. If any particular feature is of material concern to a buyer, it should be investigated prior to making an offer or no later than the inspection objection deadline once under contract.

Built in 2020

Listing Details

Listing Agent	Jarred Conley
Listing Office	New Mexico Real Estate Group

Essential Information

MLS® #	202504389
Price	\$385,000
Bedrooms	2
Bathrooms	1.00
Square Footage	768
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Acres	5.00
Year Built	2020
Type	Residential
Sub-Type	Modular Home
Style	Modular/Prefab, Other
Status	Active

Community Information

Address	199 Private Drive 1728
Area	39-Abiquiu
Subdivision	N/A
City	Youngsville
County	Rio Arriba
State	NM
Zip Code	87064

Amenities

Utilities	Electricity Available
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Parking Spaces	20
Parking	None
Pool	None

Interior

Interior	Other, See Remarks
Interior Features	No Interior Steps
Appliances	Dryer, Dishwasher, Refrigerator, Washer, Electric Cooktop, Electric Water Heater, Tankless Water Heater, Water Purifier
Heating	Other, See Remarks
Cooling	Central Air, Other, Refrigerated, See Remarks
Stories	One
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior	Modular/Prefab
Roof	Other, See Remarks
Construction	Modular/Prefab

School Information

Elementary	Gallina
Middle	Coronado Middle School
High	Coronado High

Additional Information

Date Listed	September 24th, 2025
Days on Market	17
Zoning	CRAD



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