

Laguna Vista Home
403 Shroyer
Rutherford, NM 87551

\$330,000
3.19± Acres
Rio Arriba County



Laguna Vista Home
Rutherford, NM / Rio Arriba County

SUMMARY

Address

403 Shroyer

City, State Zip

Rutherford, NM 87551

County

Rio Arriba County

Type

Residential Property, Single Family

Latitude / Longitude

36.719965 / -106.650256

Dwelling Square Feet

1,200

Bedrooms / Bathrooms

2 / 2.5

Acreage

3.19

Price

\$330,000

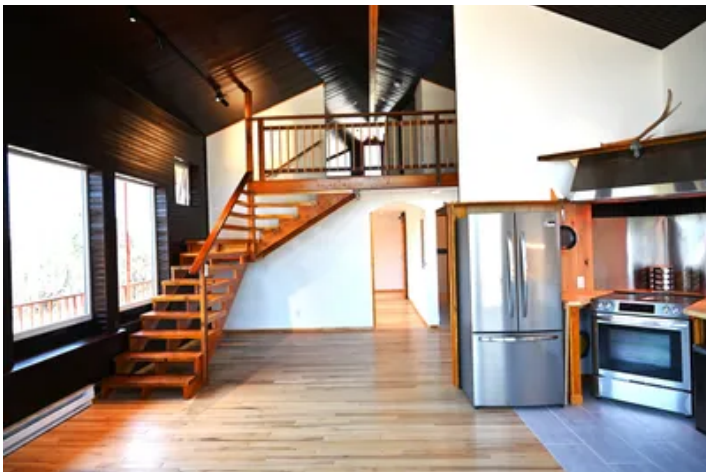


PROPERTY DESCRIPTION

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 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



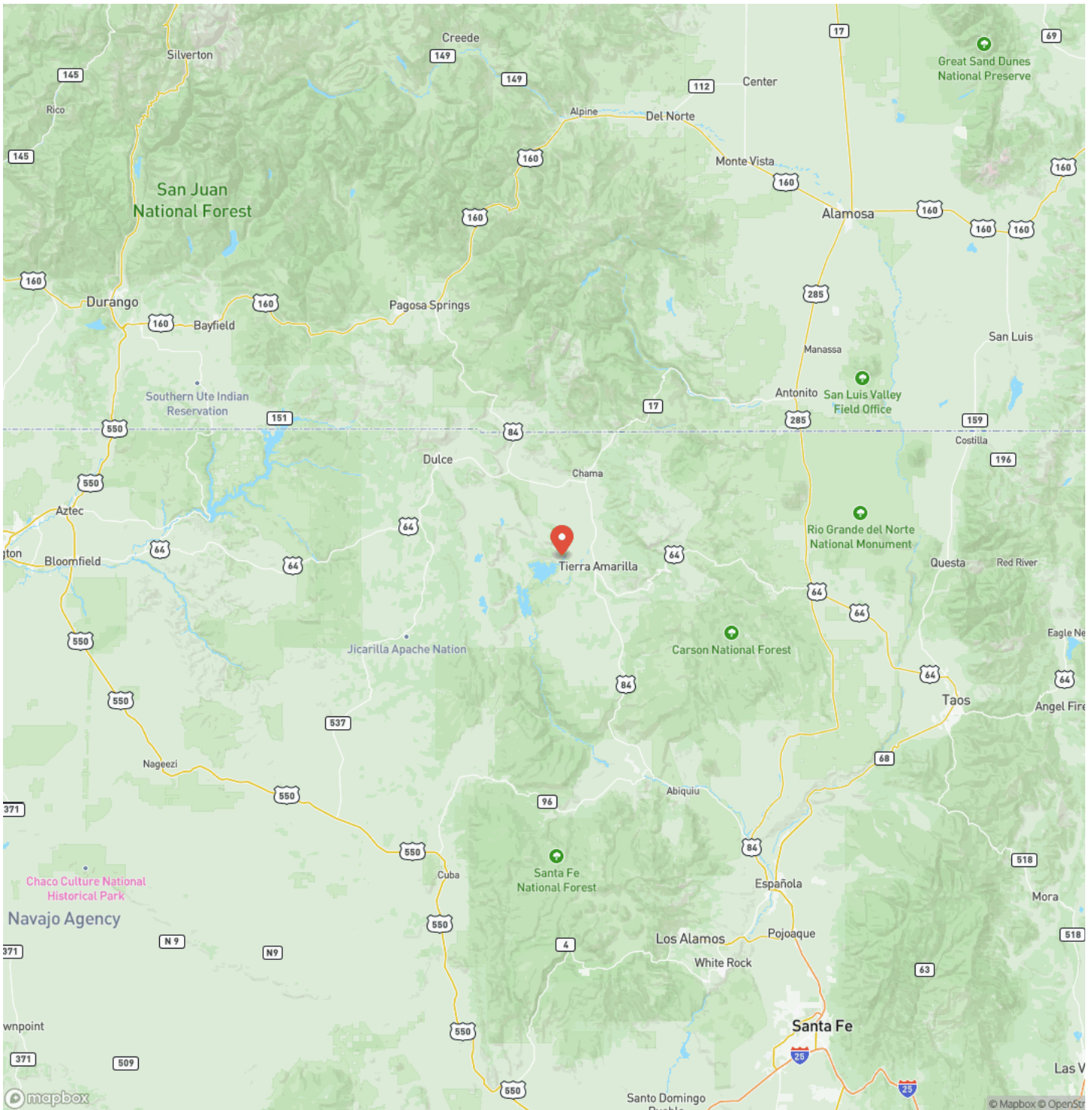
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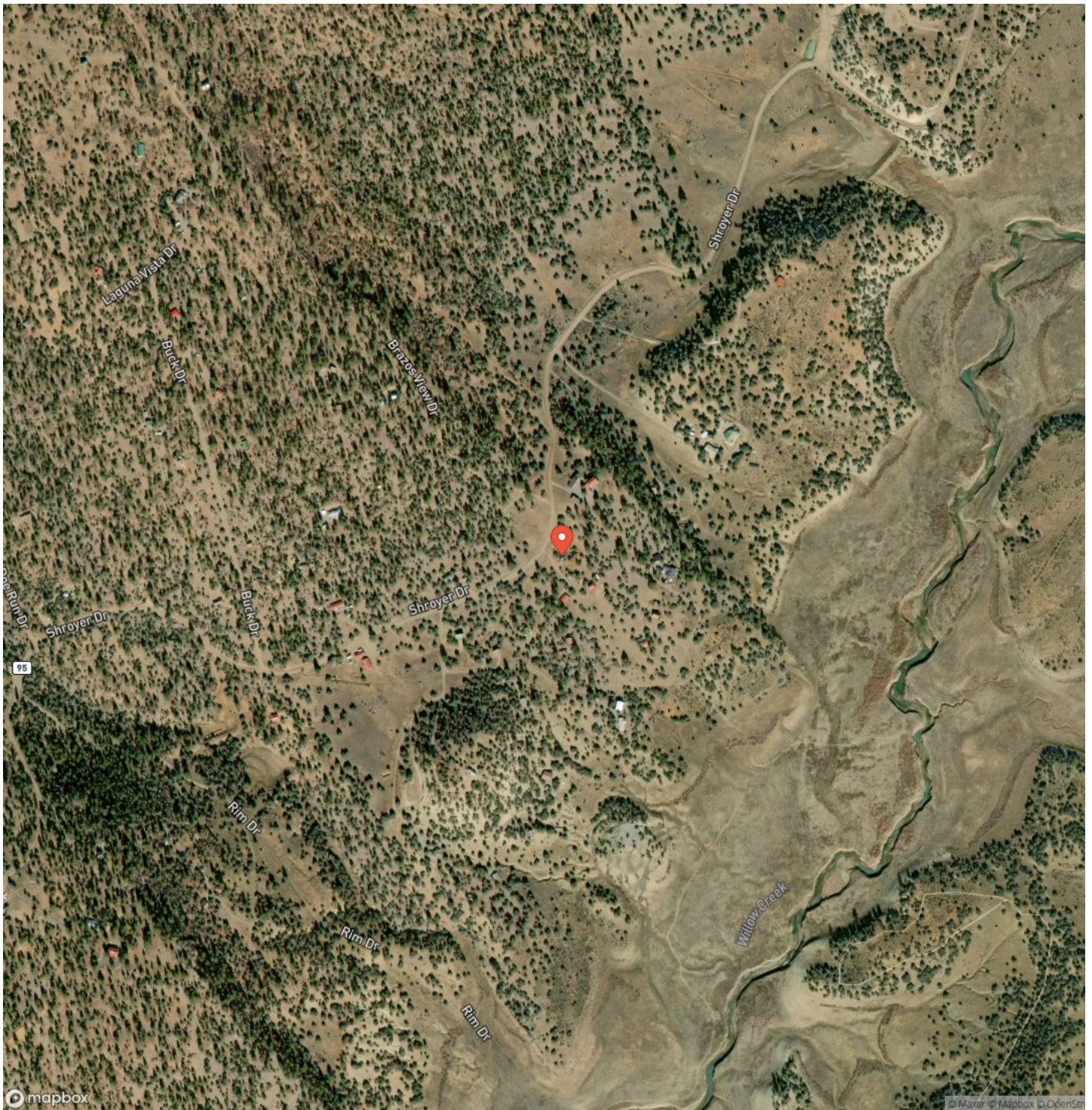
Locator Map



Locator Map



Satellite Map



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