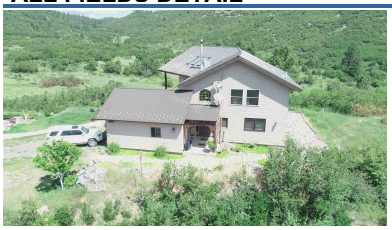
ALL FIELDS DETAIL



MLS #	107432
Class	RESIDENTIAL
Type	Single Family
Area	OTHER- In State
Asking Price	$1,390,000
Address	24 Private Dr 1797
City	Chama
State	NM
Zip	87520-0000
Status	Active-Extended
Sale/Rent	For Sale
IDX Include	Y

GARAGE TYPE	Combination
LAND COVER	Valley Land
RESTRICTIONS	Yes
SURFACE WATER	Stream /River
MANUFACTURED /MOBILE HOME	No

GENERAL

# of Bedrooms Main House	3	**# of Full Baths Main Hous**	3
# of Half Baths Main Hous	2	**Garage/Carport Capacity**	4
Number of Acres	11.00	**Agent**	Stacie Ewing - Cell: 575-779-6314
Listing Office 1	American West Ranches, Homes, & Land LLC - Office: 575-377-3382	**Commission**	2
Dual Variable	No	**O/A Y/N**	No
List Type	ERS	**Owner Name**	Cox
Management Fee	0	**Listing Date**	7/23/2021
Expiration Date	7/23/2023	**Legal Description**	Subd: Rio Chamita Estates Tract: 1
Subdivision	Other	**Elementary School**	Other
Middle School/High School	Other	**Zoning**	Single Family
Approx. Year Built	2017	**Approx. Main House Sq. Ft**	2307
Guest House Y/N	Yes	**Guest House Bedrooms**	2
Guest House Bathrooms	1	**Guest House Kitchen Y/N**	Yes
Guest House Approx SqFt	250	**Tour Zone**	Other
Water Rights Y/N/UNK	Yes	**Update Date**	7/23/2022
Status Date	7/23/2022	**HotSheet Date**	7/23/2022
Price Date	7/23/2022	**Input Date**	7/24/2021 4:05 PM
Associated Document Count	0	**Original Price**	$1,490,000
REO	No	**VOW Include**	Yes
VOW Address	Yes	**VOW Comment**	No
VOW AVM	No	**Directions**	go through Chama heading north turn left on 7th street, take it to the end. When the road T's turn left and then take the next right go over the bridge and then turn right. you are now on the driveway to the house
Days On Market	533	**Days On MLS**	532
Total Property Bedrooms	5	**Total Property Full Baths**	3
Total Property Half Baths	2	**Approx. Total Heated Livi**	2,307
Cumulative DOM	533	**Cumulative DOMLS**	532
Geocode Quality	Manually Placed Pin	**Picture Count**	20
Input Date	7/24/2021 4:05 PM	**Update Date**	7/23/2022 6:07 AM
GRT Code	17-118		

FEATURES

FIREPLACE
One
Wood Stove
Free Standing
Kitchen

CONSTRUCTION

DRIVEWAY
Gravel

WINDOWS
Thermopane

EXTERIOR AMENITIES
Satellite Dish

GAS
None

SEWER
Septic

WATER
Well

ING/EG
Private

STYLE
Conventional

DOCUMENTS ON FILE
Photos

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FEATURES

Frame
SUBFLOOR
Crawl Space
FOUNDATION
Yes
HEATING
Hot Water Radiant
Wood Stove
WATER HEATER
Electric
ROOF MATERIAL
Pro Panel
Metal
ROOF TYPE
Pitched
Shed
STORIES
Two Story
FLOORS
Tile
Wood
Horses Allowed
Greenhouse
FENCING
Wire
Pipe
PORCH/PATIO
Patio
Deck
Covered Porch
LANDSCAPING
Gardens
Sprinkler System
Trees
EXTERIOR FINISH
Cementuous lap
UTILITIES
Satellite
PHONE
Yes
ELECTRIC
Yes
APPLIANCES
Washer
Dryer
Elec. Oven
Elec. Range
Dish Washer
Refrigerator
Microwave
Disposal
Compactor
INTERIOR AMENITIES
Smoke Detector(s)
Ceiling Fan(s)
All Window Cov
Walk In Closet(s)
Garage Dr Opener
Wash/Dry Hookups
CEILING
Vaulted Ceilings
Tongue & Groove
Rental History
Sellers Disclosures
SHOW INSTRUCTIONS
Appointment Only
Call Listing Office
24 Hour Notice
List Agent Accompany
POSSESSION
Negotiable
LOT DESCRIPTIONS
Corner Lot
Horse Property
Water Frontage
View
Ridge Top
Level
Gentle Slope
Borders State Land
Solar Orientation
LIGHTING
Natural Daylight

FINANCIAL

Current Tax Amount	1848.96	**Owner Financing Y/N**	No
Public Inprov Distr (PID)	No	**Special Asses Distr (SAD)**	No
Monthly HOA Fee	17.00	**Estimated Tax Amount**	9150.58

AGENT ONLY REMARKS

Agent Only Remarks Home is occupied, DO NOT JUST DRIVE OVER, locked gate! Listing broker to attend all showings. please have your buyers proof of funds or qualifying letter before scheduling a showing.

PUBLIC REMARKS

Public Remarks The incredible Rabbit Peak Ranch has it all. If you are looking for privacy coupled with views and river frontage, you have found it! A one -owner home that has been impeccably built with top-of-the-line amenities and custom features and details that are truly inspiring. There is a stunning view from every room. The entryway is a grand beginning, with vaulted tongue and Groove ceilings that beautifully complement the wood floors throughout the home. The staircase has tile work on the stair fronts and a custom-built wrought iron railing. The kitchen is a dream! Granite countertops, under cabinet lighting, spices at your fingertips while cooking. More than ample pantry space, and a free-standing wood stove to keep the chill out of the air. The master bedroom has a recessed area to accent the headboard of the bed and a large walk-in closet. The master bath has his and hers sinks, a jetted tub with a view, and a separate shower. Walk upstairs and there is a perfect office cubby with another office/bedroom (with a view) a hall bathroom (with a view) and another bedroom that looks out over the entry. The detached garage contains an Air B & B that has 2 bedrooms, a Jack-N-Jill bathroom, and a kitchen area in the 2 car garage. Rented regularly you can have extra income and cash flow as often you like. The view from the back deck is fabulous! The property is bordered by the 20235 acre Sargent Wildlife Management Area on two sides! Home to big game hunting, bird watching, and outdoor enthusiasts entertainment. The Rio Chamita flows through the property as well as an irrigation ditch to which you have 1-2 acre-feet of water rights as well as 3-acre feet off of the Rio Chamita to irrigate the 5-acre pasture that yields 3500-4500 pounds per acre of forage. You receive 2 deer tags and could apply for more. 19 trophy-sized mule deer have been taken on this private haven. A 15-foot deep pond is the wildlife's playground. See a variety of animals come in for a drink or a swim. The Greenhouse is full of asparagus at the moment but would be a great asset to any green thumb, or growing preference. Choke Cherries, apples, Rhubarb are just a few of the crops you can gather. RV spaces as well. Do yourself a favor and ask for a private tour and plan on spending a couple of hours discovering this amazing home!

ADDITIONAL PICTURES

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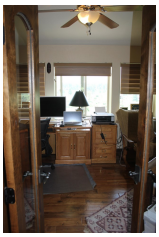

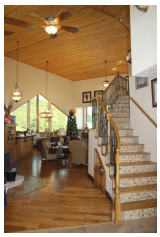
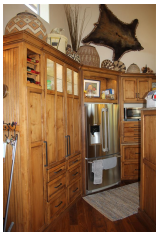

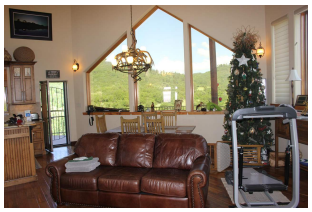

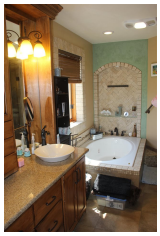

DISCLAIMER

This information is deemed reliable, but not guaranteed.

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