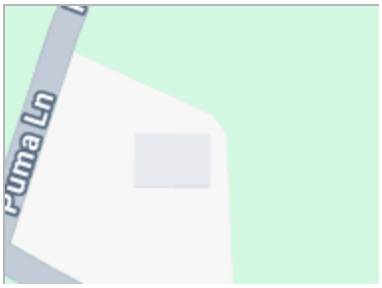
PROPERTY ESSENTIALS



MLS #	836160	**Class**	RESIDENTIAL
Status	Sold FSBO/Off Market	**Type**	Stick Built
Asking Price	$1,295,000	**Bedrooms**	3
Address	22 Puma Lane	**Total Bathrooms**	4.00
City	Ridgway	**Year Built**	2016
County	Ouray	**Apx.Total SF**	3,138
State	CO	**List Price/SqFt**	$412.68
Zip	81432	**Garage Capacity**	3
Area	Log Hill	**Apx.Total Acres**	0.935



LISTING DETAILS

Listing Agent 1	Anthony Litschewski - C: 970-708-8035	**REO/Lender Owned**	No
Listing Office 1	Dallas Divide Realty LLC - O: 970-708-8035	**Possible Short Sale**	No
Listing Office License 1	IC100094465	**Real Estate Included**	Yes
Listing Agent License 1	IR40015078	**EM Deposit $**	25000
Board Name	MONTROSE ASSOCIATION OF REALTORS	**EM Holder**	Land Title Guarantee Co
Seller Licensed Y/N	No	**Preferred Title Comp.**	Land Title Guarantee Company
Foreign Owned Y/N	No	**Sale/Rent**	For Sale
Listing Agreement	Exclusive Right to Sell	**Original Price**	$1,295,000
Agency Relationship	Seller's Agent	**Exchange/Trade Y/N**	No
Owner Name	Christene B. Blumke	**Listed in other Class Y/N**	No
Limited Service Y/N	No	**Assoc. Doc. Count**	0
Listing Date	5/10/2026	**Picture Count**	45
Expiration Date	12/31/2026	**Days On Market**	39
Input Date	6/18/2026 11:53 AM	**Cumulative DOM**	39
Off Market Date	6/18/2026	**Cumulative DOMLS**	0
Update Date	6/18/2026	**Floor Plans Count**	0
Status Date	6/18/2026	**Listing Agent 1**	IR40015078
HotSheet Date	6/18/2026		
Price Date	6/18/2026		
Showing Service	ShowingTime		

PROPERTY DETAILS

Subdv Name	Fairway Pines/Divide Ranch	**1/4 Baths**	0
Legal/Lot Block	Subd: FAIRWAY PINES ESTATES P.U.D. FILING NO. 1 Lot: 146 S: 31 T: 46 R: 8	**1/2 Baths**	1
		3/4 Baths	1
NewCnstrct	No	**Full Baths**	2
Water Front	No	**Total Office/Den(s)**	0
Property Attached Y/N	No	**RV Parking**	No
Furnished	Unfurnished	**Horse Setup Y/N**	No
Garage Y/N	Yes	**Elem. School**	Ridgway K-5
Garage Type	Attached Garage	**Middle School**	Ridgway 6-8
Carport Y/N	No	**High School**	Ridgway 9-12
Addit Living Quarters	No	**Input Date**	6/18/2026 11:53 AM
Elevation	8000	**Listing Visibility Type**	MLS Listing
Sold Price Per SQFT	$382.41	**Update Date**	6/18/2026 11:53 AM
		Price Per SQFT	$382.41

UTILITIES/RIGHTS

Water Supplier	Dallas Creek Water Company	**Internet Service Y/N**	Yes
Water Well	No	**Internet Provider**	Clearnetworx
Sewer Supplier	Septic	**Water Rights/Irrig.**	No
Gas Supplier	Black Hills Energy		
Electric Supplier	San Miguel Power Association		

PARCEL/TAX/HOA

Parcel ID #	425531307146	**HOA Y/N**	Yes
Realist ID	4255-313-07-146	**HOA Name**	Fairway Pines Estates at Divide Ranch & Club
Tax Year	2025	**HOA Dues Y/N**	Yes
Total Taxes $	4211.78	**HOA/Metro Fees**	825
Special Assemnt Y/N	No	**HOA/Metro Fees Freq.**	Annually
		HOA Transfer Fees Y/N	No
		Covenants Y/N	YES
		Other Transfer Fees Y/N	Yes
		FIPS Code	08091

MARKETING INFO

IDX Include	Y	**Client Hit Count**	0

Syndicate to Internet	Yes	**Agent Hit Count**	0
Public MLS Sites Y/N	Yes	**VOW Include**	Yes
		VOW Address	Yes
		VOW Comment	Yes
		VOW AVM	Yes
		Sign on Property Y/N	Yes
		Geocode Quality	Exact Match

GREEN CERTIFICATIONS

Green Certification Y/N	No	**LEED for Homes Y/N**	No
HERS Rated Y/N	No	**NAHB/NGBS-ICC 700 Y/N**	No
Energy Star Qualified Y/N	No	**Other Green Cert. Y/N**	No

FEATURES

CURRENT PROPERTY USE
Residential

POSSIBLE PROPERTY USE
Residential

ZONING
Residential Single Family

LOT SIZE/ACREAGE
.5 - .99

PROPERTY DESCRIPTION
Borders Golf Course
Wooded Lot
Corner
Golf Course Near

RESIDENCE STORIES
Three Story

CONSTRUCTION TYPE
Wood Frame

FOUNDATION/ BASEMENT
Concrete

ROOF
Metal

SIDING
Stone
Wood

FLOORING
Carpet-Partial
Hardwood
Tile
Laminate
Engineered Flooring

HEATING FUEL/SOURCE
Natural Gas

HEATING SYSTEM
Forced Air

FIREPLACE/LOCATION/ TYPE
Gas Logs
Living Room

WATER HEATER
Gas Water Heater

DINING
Kitchen/Dining

MASTER BEDROOM LEVEL
Main Level

FENCE
Game Fence
Fenced - Back

STREET DESCRIPTION/ACCESS
Paved
Public Winter Maintenance

VIEWS
Mountains
Valley

UTILITIES
Electric
Natural Gas
Internet
Phone - Cell Reception
Phone - Landline

DOMESTIC WATER SOURCE
Public

DOMESTIC SEWER SOURCE
Septic System

APPLIANCE INCLUSIONS
Range/Oven
Refrigerator
Dishwasher
Washer
Dryer
Disposal
Microwave
Exhaust Fan
Water Purifier

INTERIOR INCLUSIONS
Window Coverings
Cathedral Ceiling
Ceiling Fan(s)
W/D Hookup
Vaulted Ceiling
Granite Counters
Jetted Tub
Pantry
Security System
T&G Ceilings
Walk In Closet
Garage Door Opener
Game Room
Heated Garage

EXTERIOR INCLUSIONS
Landscaping
Patio
Deck

HOA INCLUSIONS
Snow Removal
Road Maintenance

COMMON FACILITIES
Club House
Golf
Playground

DISCLOSURES
Covenants
Pets Allowed
Pets-Restricted
Property Disclosure

SHOWING INSTRUCTIONS
Appointment Required
Notice Required
Lock Box
Use ShowingTime

TERMS
Cash
Conventional
VA

AVAILABLE FOR AUCTION
No

WINDOWS
Double Pane
Wood

Short Term Rental Details
Subject County Guidelines
Subject HOA Guidelines

DIRECTIONS

Directions County Road 1 to Ponderosa (south entrance). Ponderosa east about 1 block to Marmot. Take Marmot to Puma Lane and home is on the NE corner of Marmot Drive and Puma Lane

PROPERTY DESCRIPTION

Remarks WOW! Properties with this kind of view and this quality of construction at this price point rarely come on the market. Look at everything else on the market in Ouray county at this price point before viewing this one and you'll quickly discover for yourself. This is a one owner home that was custom built by Scoville Construction. Once you enter the front door to the living/great room, you'll be treated to jaw dropping San Juan views! Inside the living/great room you find impressive ceiling beams, upgraded blinds on front windows with the upper ones operated by remote, two adjustable ceiling fans, a lovely upgraded gas fireplace with backlighting and temp/fan controls, and pin spot lighting on the beams for your special art work. Adjoining the living/great room is the thoughtfully designed kitchen. The kitchen consists of granite counters, KitchenAid refrigerator, KitchenAid gas stove/oven with convection settings, Kenmore microwave with convection settings, Bosch dishwasher, copper-clad double sinks, Whirlpool vent/light that exits to house exterior, bronze faucets and hanging lights, soft-close cabinet doors/drawers, large walk-in pantry, separate eating area, and a wine cooler with lighted glass display and hanging racks above. There is also a reverse osmosis drinking water filter and faucet from the Montrose Water Factory. Located off the separate eating area is a large bedroom which is currently being used as an office. This room has a specially modified closet with custom inlaid shelving, an adjusted ceiling fan, and a patio door for deck access to those San Juan views. Also located off the separate eating area is a full bathroom with a luxurious oval soaking tub with a showerhead that can be hung or hand-held, and a glass basin sink with a waterfall faucet. The final room off the separate eating area is the large laundry room with Kenmore front load washer/dryer pair, an utility sink with a spray faucet, and tons of closet/cabinet storage. The final rooms on this floor are the primary bedroom/bathroom. Not many primary bedrooms are going to have this type of view. The primary bedroom/bathroom include a patio door to the front deck, adjustable speed ceiling fan, oversized jetted bathtub, separate walk in tiled shower, and two composite marble basin sinks with bronze faucets. The 3rd floor of this custom built home has a large bedroom with it's own ensuite bathroom and even has partial views of the northern Cimarron mountain range. The lower level of this home has a large multi purpose room that is currently set up as the TV room and game/misc. room. The TV room is currently wired for surround sound (currently capped). The remaining portion of the ground floor level has a LOT of flexibility. There is a standard 2 car garage with enough room for storage cabinets/workbenches to be added. From the garage, you can enter through three wide barn doors into the studio/workshop/flex area. This area has been used in the past as a professional woodworking shop and also a 3rd stall for an extra vehicle. Recently the eastern most side of this large room was walled off and a sliding barn door was added making a separate room with a built-in workbench with pegboard for hanging tools. This area of the main floor also has four 220v outlets (currently capped off). There is a high output "Hot Dawg" ceiling heater that will easily heat the entire garage if needed. Finally, a separate half bath with electric toilet and utility sink was added to this flexible area several years ago. To finalize, here are some other items that should be mentioned - gas forced air furnace with heating controls on each level of the house, new gas water heater in 2025, whole house water softener system (can transfer account from Montrose Water to new owner).

ADDENDUM

Addendum Continuation of items to mention: Pella sliding doors and French doors throughout with adjustable blinds inside the windows, house wired for security system (can be transferred to new owner), mounted security cameras in great room/lower game room/garage, Trex decking, stamped patterned concrete on front lower patio, tongue & groove blue stained pine ceilings in primary bedroom and office/bedroom, weather station, and a custom wood rail fence in backyard. The Fairway Pines Estates are located in the Divide Ranch and Club golf course on Log Hill Mesa which is one of the best kept secrets in Colorado. If you enjoy golf, beautiful scenery, outdoor activities, and friendly people, your search is over. Recreational activities abound in the area. Ridgway State Park which has great boating, fishing, and camping is located about 15 minutes away. Telluride and its exceptional skiing is a short 45 minute drive. The mountains are well known for their stunning vistas which can be reached by 4WD or hiking for the more adventurous. There is also biking, rafting, camping, fishing, hunting, and a host of other activities. Ridgway is still a small town with some of the friendliest people you will ever meet. There are plenty of great eating establishments, art galleries, and cultural activities to keep everyone entertained. Montrose is located only 30 minutes north which offers about anything you will ever need. They have one of the top rated regional hospitals in the country, regional airport, Home Depot, large grocery stores, Walmart, and numerous other national and local businesses. HOA docs can be found at https://fairwaypinesestateshoa.com/. Golf club information can be found at https://www.divideranchandclub.com/. There is a $3000 golf club transfer fee to be paid by buyer. Founders level golf club membership transfers with the sale of the property. Yearly Founders level golf dues are $2052.95/year for 2026 (subject to increase in the future).

AGENT CONFIDENTIAL REMARKS

Agent Confidential Remark Transfer is by Special Warranty Deed. Per the listing agreement no unlicensed individuals to be on/in the property without licensed broker present - please plan your inspections accordingly. Seller requires a Post Closing Occupancy Agreement of 2 weeks - please call listing broker to discuss if this is not possible. Note: Security cameras throughout the property.

CONFIRMED SHOW INSTRUCTIONS

Confirmed Show Instructions Showings between 9am and 5pm only. 1 hour notice to show. Please leave a card, lock up, and leave feedback. Thanks for showing!

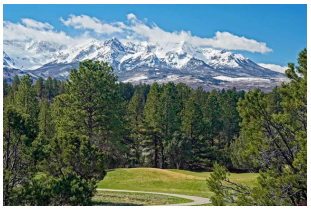
SOLD INFO

Selling Agent 1	Montrose NON MEMBER	**How Sold**	CASH
Selling Office 1	NON-MEMBER/FSBO Montrose	**Concessions Y/N**	No
Selling Office License 1	970-240-1600		
Contract Date	5/15/2026		
Closing Date	6/18/2026		
Sold Price	$1,200,000		
Sold Price/Sqft	$382.41		

ADDITIONAL PICTURES













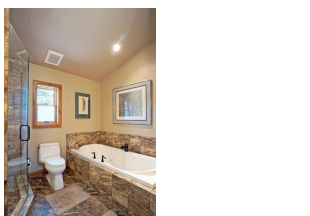






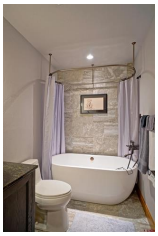






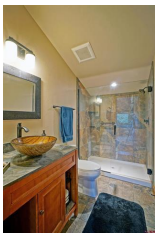


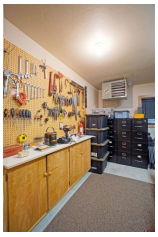
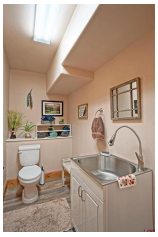













DISCLAIMER

This information is deemed reliable, but not guaranteed.