

**PROPERTY ESSENTIALS**



<b>MLS #</b>	829204	<b>Class</b>	RESIDENTIAL
<b>Status</b>	NEW	<b>Type</b>	Stick Built
<b>Asking Price</b>	\$1,016,000	<b>Bedrooms</b>	2
<b>Address</b>	1465 Marmot Drive	<b>Total Bathrooms</b>	3.00
<b>City</b>	Ridgway	<b>Year Built</b>	1999
<b>County</b>	Ouray	<b>Apx.Total SF</b>	2,767
<b>State</b>	CO	<b>List Price/SqFt</b>	\$367.18
<b>Zip</b>	81432	<b>Garage Capacity</b>	2
<b>Area</b>	Log Hill	<b>Apx.Total Acres</b>	1.084
<b>Non Branded</b>	Non Branded		
<b>Virtual Tour</b>	Virtual Tour		



**LISTING DETAILS**

<b>Listing Agent 1</b>	Anthony Litschewski - C: 970-708-8035	<b>REO/Lender Owned</b>	No
<b>Listing Office 1</b>	Dallas Divide Realty LLC - O: 970-708-8035	<b>Possible Short Sale</b>	No
<b>Listing Agent License 1</b>	IR40015078	<b>Real Estate Included</b>	Yes
<b>Listing Office License 1</b>	IC100094465	<b>EM Deposit \$</b>	20000
<b>Board Name</b>	MONTROSE ASSOCIATION OF REALTORS	<b>EM Holder</b>	Land Title Guarantee Co
<b>Seller Licensed Y/N</b>	No	<b>Preferred Title Comp.</b>	Land Title Guarantee Company
<b>Foreign Owned Y/N</b>	No	<b>Possession</b>	Post Closing Agreement
<b>Listing Agreement</b>	Exclusive Right to Sell	<b>Sale/Rent</b>	For Sale
<b>Agency Relationship</b>	Seller's Agent	<b>Original Price</b>	\$1,016,000
<b>Owner Name</b>	Conti	<b>Exchange/Trade Y/N</b>	No
<b>Limited Service Y/N</b>	No	<b>Listed in other Class Y/N</b>	No
<b>Listing Date</b>	10/13/2025	<b>Assoc. Doc. Count</b>	0
<b>Expiration Date</b>	12/31/2025	<b>Picture Count</b>	45
<b>Input Date</b>	10/13/2025 10:23 AM	<b>Cumulative DOM</b>	58
<b>Update Date</b>	10/13/2025	<b>Floor Plans Count</b>	0
<b>Status Date</b>	10/13/2025		
<b>HotSheet Date</b>	10/13/2025		
<b>Price Date</b>	10/13/2025		
<b>Showing Service</b>	ShowingTime		

**PROPERTY DETAILS**

<b>Subdv Name</b>	Fairway Pines/Divide Ranch	<b>1/4 Baths</b>	0
<b>Legal/Lot Block</b>	Subd: FAIRWAY PINES ESTATES FILING NO. 5A Lot: 531 S: 31 T: 46 R: 8	<b>1/2 Baths</b>	1
<b>NewCnstrct</b>	No	<b>3/4 Baths</b>	0
<b>Water Front</b>	No	<b>Full Baths</b>	2
<b>Property Attached Y/N</b>	No	<b>Total Office/Den(s)</b>	0
<b>Furnished</b>	Unfurnished	<b>RV Parking</b>	No
<b>Main SF</b>	1,765	<b>Horse Setup Y/N</b>	No
<b>Lower SF</b>	1,002	<b>Elem. School</b>	Ridgway K-5
<b>SqFt Source</b>	Assessor	<b>Middle School</b>	Ridgway 6-8
<b>Garage Y/N</b>	Yes	<b>High School</b>	Ridgway 9-12
<b>Garage Type</b>	Attached Garage	<b>Input Date</b>	10/13/2025 10:23 AM
<b>Carport Y/N</b>	No	<b>Listing Visibility Type</b>	MLS Listing
<b>Addit Living Quarters</b>	No	<b>Update Date</b>	10/13/2025 10:23 AM
<b>Elevation</b>	7880	<b>Price Per SQFT</b>	\$367.18

**UTILITIES/RIGHTS**

<b>Water Supplier</b>	Dallas Creek Water Company	<b>Internet Service Y/N</b>	Yes
<b>Water Well</b>	No	<b>Internet Provider</b>	Clearnetworx
<b>Sewer Supplier</b>	Fairway Pines Sanitation District	<b>Water Rights/Irrig.</b>	No
<b>Gas Supplier</b>	Black Hills Energy		
<b>Electric Supplier</b>	San Miguel Power Association		

**PARCEL/TAX/HOA**

<b>Parcel ID #</b>	425531211031	<b>HOA Y/N</b>	Yes
<b>Realist ID</b>	4255-312-11-031	<b>HOA Name</b>	Fairway Pines Estates Owner's Association
<b>Tax Year</b>	2024	<b>HOA Dues Y/N</b>	Yes
<b>Total Taxes \$</b>	2138.14	<b>HOA/Metro Fees</b>	572.25
<b>Special Assemnt Y/N</b>	No	<b>HOA/Metro Fees Freq.</b>	Annually
		<b>HOA Transfer Fees Y/N</b>	No
		<b>Covenants Y/N</b>	YES
		<b>Other Transfer Fees Y/N</b>	Yes
		<b>FIPS Code</b>	08091

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**MARKETING INFO**

**IDX Include** Y  
**Syndicate to Internet** Yes  
**Public MLS Sites Y/N** Yes  
**Branded Virtual Tour** Branded Virtual Tour

**Client Hit Count** 3  
**Agent Hit Count** 3  
**VOW Include** Yes  
**VOW Address** Yes  
**VOW Comment** Yes  
**VOW AVM** Yes  
**Sign on Property Y/N** Yes  
**Geocode Quality** Exact Match

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**GREEN CERTIFICATIONS**

**Green Certification Y/N** No  
**HERS Rated Y/N** No  
**Energy Star Qualified Y/N** No

**LEED for Homes Y/N** No  
**NAHB/NGBS-ICC 700 Y/N** No  
**Other Green Cert. Y/N** No

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**FEATURES****CURRENT PROPERTY USE**

Residential

**POSSIBLE PROPERTY USE**

Residential

**ZONING**

Residential Single Family

**LOT SIZE/ACREAGE**

1-1.99

**PROPERTY DESCRIPTION**

Adj to Greenbelt  
Borders Golf Course  
Wooded Lot  
Corner  
Golf Course Near

**RESIDENCE STORIES**

Two Story

**FOUNDATION/ BASEMENT**

Basement-walk out  
Basement-finished

**ROOF**

Tile  
Copper  
Other

**SIDING**

Stone  
Stucco

**FLOORING**

Hardwood  
Slate  
Tile

**HEATING FUEL/SOURCE**

Natural Gas

**HEATING SYSTEM**

Boiler  
Floor Radiant

**FIREPLACE/LOCATION/ TYPE**

Gas Logs  
Living Room

**WATER HEATER**

Gas Water Heater

**DINING**

Kitchen Bar  
Living Room Dining

**MASTER BEDROOM LEVEL**

Main Level

**STREET DESCRIPTION/ACCESS**

Paved  
Public Winter Maintenance

**VIEWS**

Mountains

**UTILITIES**

Electric  
Natural Gas  
Internet  
Phone - Cell Reception  
Phone - Landline

**DOMESTIC WATER SOURCE**

Public

**DOMESTIC SEWER SOURCE**

Public Sewer  
Septic System

**APPLIANCE INCLUSIONS**

Range/Oven  
Refrigerator  
Dishwasher  
Washer  
Dryer  
Disposal  
Microwave  
Exhaust Fan

**INTERIOR INCLUSIONS**

Window Coverings  
Wired/Cable TV  
Ceiling Fan(s)  
W/D Hookup  
Sound System  
Vaulted Ceiling  
Granite Counters  
Jetted Tub  
T&G Ceilings  
Walk In Closet  
Garage Door Opener  
Fitness Room  
Media Room  
Heated Garage

**EXTERIOR INCLUSIONS**

Landscaping  
Patio  
Deck  
Covered Porch

**HOA INCLUSIONS**

Snow Removal  
Road Maintenance

**COMMON FACILITIES**

Club House  
Golf  
Playground

**DISCLOSURES**

Covenants  
Pets Allowed  
Pets-Restricted  
Property Disclosure

**SHOWING INSTRUCTIONS**

Use ShowingTime

**TERMS**

Cash  
Conventional  
VA

**AVAILABLE FOR AUCTION**

No

**WINDOWS**

Double Pane  
Wood

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**DIRECTIONS**

**Directions** County road 1 to Ponderosa. Take Ponderosa East about 1 block to Marmot Drive (you'll see large wood signs for Fairway Pines and Log Hill Village). Left on Marmot and follow it around to the property at 1465.

## PROPERTY DESCRIPTION

**Remarks** WOW! Look at every other property in Ouray county at this price point before viewing this one. You'll quickly discover why! Immaculately maintained would be an understatement. Even though the property is listed as 2 bedrooms, the lower level workout room and media/office room could easily be used as a large 3rd bedroom with the existing closet and easy entry/exit. Check out the 3-D tour for a virtual walkthrough of this amazing property. Upon approaching the front door, it should be noted that it is hickory and was handmade by an artist/craftsman from Montrose. After entering the front door, you'll notice the wonderful great room details to include both slate and hardwood oak flooring, tongue and groove aspen ceiling, stone fireplace from floor to ceiling, and timbers that were brought in from Utah. From the great room, you can enter the well laid out kitchen which has granite counters, Viking stove, Bosch dishwasher, Liebherr refrigerator, and custom rustic cherry cabinets with under cabinet lighting. At the other end of the great room is the entrance to the primary bedroom which has access to the large deck with the stunning views of the Cimarrons and Mt. Sneffels. The primary bath has Italian floor tile, large jacuzzi tub, walk in closet, walk in shower, dual sinks, and the same custom rustic cherry cabinet/vanity as the kitchen. The final two rooms on the main level are the 1/2 bath with slate floors and a large laundry room which granite counters, stainless steel sink, slate floors, and cherry cabinets. Upon going down the stairs to the lower level of the home you'll immediately see a cozy breakfast bar with granite counter, sink, refrigerator, and cherry cabinets. To the west of the breakfast bar is bedroom #2 which opens up to a walk-out patio. There is also a full bath with separate tub and large walk-in shower. To the east of the breakfast bar are the workout room with closets and a media room with an area that is currently being used as an office (granite top desk will stay with the property). This area could serve many different purposes including a large 3rd bedroom with access to the walk-out patio. The entire lower level has 9' ceilings, Italian floor tiles, extra storage under the stairs, and a sliding door between the workout room and media room. The final room on the interior of the house is the amazing garage which is heated! In the garage you will find the following: epoxied floor (2 years ago), Italian floor tiles from stairs to garage side door, workbench with shelves and a sink with hot and cold running water, large attic with a lot of room for storage, newer water boiler and hot water heater (approx. 5 years old), car mats for protection of epoxied floor (will stay in garage upon sale), and finally the main water shutoff for the house was moved from the crawl space to the garage stairs area for easy access. Finally for the interior - all interior floors are radiant in floor heat, the entire house is wired for sound with volume control and speakers throughout (NOTE: the electronic equipment to use with the sound system had been removed). Some exterior features to mention are: concrete driveway with pull off, stamped concrete walkway/front porch/rear patio, copper gutters, concrete tile and copper roof, steel railings/posts/plates for reduced maintenance, and copper covers for log timber ends. Finally - Radon mitigation system installed 2 years ago with fan warranty transferrable to new owner, septic covers custom made for easy access, a re-circulator pump with wireless controls was installed to deliver hot water almost instantly to all bathrooms and kitchen, and there is a buffer/open belt area to the west of the property which is about 1/3 acre.

## ADDENDUM

**Addendum** Almost all furniture and a majority of the personal belongings are available for purchase with a separate bill of sale (PPA) to be included with the contract. Contact listing broker for details. 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). Information about the Fairway Pines Sanitation District can be found at <https://www.fairwaypinessanitationdistrict.com/>.

## 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. Sellers would prefer a Post Closing Occupancy Agreement of at least 2 weeks - please call listing broker to discuss if this is not possible. There is a leased water purifier under the kitchen sink that is paid through April with Montrose Water Factory. Buyer will need to contact Montrose Water Factory prior to closing to either transfer lease to their name or let sellers know if they want it removed (be certain to include how to proceed in Additional Provisions of contract).

## CONFIRMED SHOW INSTRUCTIONS

**Confirmed Show Instructions** Showings between 9am and 5pm only. 1 hour notice to show. Lockbox on railing leading up to front door. Please leave card and provide feedback. Thanks for showing!

## ADDITIONAL PICTURES







**DISCLAIMER**

This information is deemed reliable, but not guaranteed.