PROPERTY ESSENTIALS



MLS #	839318	**Class**	RESIDENTIAL
Status	NEW	**Type**	Stick Built
Asking Price	$998,500	**Bedrooms**	3
Address	747 Marmot Drive	**Total Bathrooms**	3.00
City	Ridgway	**Year Built**	1995
County	Ouray	**Apx.Total SF**	2,937
State	CO	**List Price/SqFt**	$339.97
Zip	81432	**Garage Capacity**	2
Area	Log Hill	**Apx.Total Acres**	1.107
Non Branded	Non Branded		
Virtual Tour	Virtual Tour		



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 $**	20000
Board Name	MONTROSE ASSOCIATION OF REALTORS	**EM Holder**	Land Title Guarantee Co.
Seller Licensed Y/N	Yes	**Preferred Title Comp.**	Land Title Guarantee Company
Foreign Owned Y/N	No	**Possession**	DOD & Funding
Listing Agreement	Exclusive Right to Sell	**Sale/Rent**	For Sale
Agency Relationship	Seller's Agent	**Original Price**	$998,500
Owner Name	The Goofy Dog Trust	**Exchange/Trade Y/N**	No
Limited Service Y/N	No	**Listed in other Class Y/N**	No
Listing Date	9/24/2026	**Assoc. Doc. Count**	5
Expiration Date	6/30/2027	**Picture Count**	45
Input Date	9/24/2026 6:47 AM	**Cumulative DOM**	0
Update Date	9/24/2026	**Floor Plans Count**	0
Status Date	9/24/2026		
HotSheet Date	9/24/2026		
Price Date	9/24/2026		
Showing Service	ShowingTime		

PROPERTY DETAILS

Subdv Name	Fairway Pines/Divide Ranch	**1/4 Baths**	1
Legal/Lot Block	Subd: FAIRWAY PINES ESTATES P.U.D. FILING NO. 1 Lot: 147 S: 31 T: 46 R: 8	**1/2 Baths**	0
		3/4 Baths	1
NewCnstrct	No	**Full Baths**	1
Water Front	No	**Dining Room**	Yes
Property Attached Y/N	No	**Total Office/Den(s)**	0
Furnished	Unfurnished	**Great Room**	Yes
Garage Y/N	Yes	**RV Parking**	No
Garage Type	Attached Garage	**Horse Setup Y/N**	No
Carport Y/N	No	**Elem. School**	Ridgway K-5
Addit Living Quarters	No	**Middle School**	Ridgway 6-8
Elevation	7937	**High School**	Ridgway 9-12
		Input Date	9/24/2026 6:47 AM
		Listing Visibility Type	MLS Listing
		Update Date	9/24/2026 6:50 AM
		Price Per SQFT	$339.97

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 #	425531307147	**HOA Y/N**	Yes
Realist ID	4255-313-07-147	**HOA Name**	Fairway Pines Estates at Divide Ranch and Club
Tax Year	2025	**HOA Dues Y/N**	Yes
Total Taxes $	3312.92	**HOA/Metro Fees**	825.00
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
Syndicate to Internet Yes
Public MLS Sites Y/N Yes
Branded Virtual Tour Branded Virtual Tour

Client Hit Count 1
Agent Hit Count 0
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
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

FEATURES

CURRENT PROPERTY USE
Residential
POSSIBLE PROPERTY USE
Residential
ZONING
Residential Single Family
LOT SIZE/ACREAGE
1-1.99
PROPERTY DESCRIPTION
Borders Golf Course
Wooded Lot
Corner
Golf Course Near
Corners Marked
RESIDENCE STYLE
Ranch
RESIDENCE STORIES
One Story
CONSTRUCTION TYPE
Wood Frame
FOUNDATION/ BASEMENT
Crawl Space
ROOF
Metal
SIDING
Cedar
Stone
FLOORING
Hardwood
Slate
Tile
Laminate

HEATING FUEL/SOURCE
Natural Gas
HEATING SYSTEM
Forced Air
FIREPLACE/LOCATION/ TYPE
Gas Starters
Glass Doors
Living Room
WATER HEATER
Gas Water Heater
DINING
Kitchen/Dining
Separate 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
Fiber Optics

DOMESTIC WATER SOURCE
Public
DOMESTIC SEWER SOURCE
Septic System
APPLIANCE INCLUSIONS
Range Top
Refrigerator
Dishwasher
Washer
Dryer
Exhaust Fan
Oven-Wall
INTERIOR INCLUSIONS
Window Coverings
Ceiling Fan(s)
W/D Hookup
Skylight(s)
Vaulted Ceiling
Granite Counters
Pantry
T&G Ceilings
Walk In Closet
Garage Door Opener
Fitness Room
Heated Garage
EXTERIOR INCLUSIONS
Shed/Storage
Deck

HOA INCLUSIONS
Snow Removal
Road Maintenance
COMMON FACILITIES
Club House
Golf
Playground
DISCLOSURES
Covenants
Pets Allowed
Property Disclosure
SHOWING INSTRUCTIONS
Appointment Required
Notice Required
Lock Box
Use ShowingTime
TERMS
Cash
Conventional
AVAILABLE FOR AUCTION
No
WINDOWS
Double Pane
Wood
Short Term Rental Details
STR (Subject to cap)
Subject County Guidelines
Subject HOA Guidelines
30 days+ LTR allowed

DIRECTIONS

Directions County Road 1 to the south entrance of Ponderosa. Ponderosa East about 1 block to Marmot. Take Marmot to Puma and turn left on Puma. Driveway is actually on Puma even though address is Marmot. NW corner of Marmot and Puma.

PROPERTY DESCRIPTION

Remarks Gorgeous single level custom golf course home, incredible San Juan views (including Mt. Sneffels), and the possibility of no golf dues for the next 17 years! The seller is offering the buyer 1st chance to purchase the remaining 17 years of their Lifetime Golf Membership! Call listing broker for full details about this membership. Seller is the 2nd owner of this home and it has been meticulously updated/remodeled during their ownership. The first thing you'll notice when you walk into the showcase of this home, which is the living room/formal dining, is the 18+ foot vaulted ceiling and the San Juan Mountains view through the floor to ceiling windows. German engineered laminate flooring was installed several years ago for durability and easy cleanup. A floor to ceiling fireplace with a gas log starter is the centerpiece of this room. Built in shelving and cabinet for TV/stereo is just to the right of the fireplace. The large kitchen with tons of cabinet space and an enormous pantry has been updated with new cabinet/drawer fronts, granite counters, gas cooktop (electric is still there if you want to switch it back), stainless steel appliances, heavy duty stainless steel sink, glass tile backsplash, and new lighting. You also get a peek-a-boo view of the Cimarrons from the kitchen dining area which leads out to the large deck for outdoor dining/entertaining. The primary bedroom/bathroom was well thought out by the original owners who built the home. There is a very large walk in closet that has a lot of space. There is also a double-wide regular closet and a linen closet. The primary bath has two separate matching areas separated by a walk in shower. Each of these separate areas include newer hickory cabinets, hand forged copper sinks, slate counters and floors, and updated lighting. Off the main living room is a 2nd bedroom with a tall vaulted ceiling and a full bath right next to it that has a newer vanity, flooring, and lighting. At the other end of the house is the large laundry room with updated washer/dryer, slate flooring, hickory cabinet with hand forged copper sink, updated lighting, 2 large walk-in storage closets, 1/4 bath, and a furnace room. The furthest end of the home has the 3rd bedroom. This was originally an artist studio. The current owners added a walk in closet to make it a legal 3rd bedroom (building permit will be provided to buyer). It has a wood looking tile floor and updated lighting. Finally, there is a 2 car attached heated garage with large built-in storage cabinets along an entire wall. To top it off, there is a very large bonus room off the garage that has been updated with new flooring and lighting. Use your imagination on the possibilities of all this extra space! 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). HOWEVER, if buyer wants to purchase the remainder of the seller's Lifetime Golf Membership, there will be no transfer fee for the buyer or yearly dues for the next 17 years! Contact listing broker for links to HOA and golf club websites since the MLS does not allow links to be listed. Disclosure – Listing broker (Anthony Litschewski) is a trustmaker and trustee of the trust that owns this property.

ADDENDUM

Addendum Most HOA info can be found at https://fairwaypinesestateshoa.com/. Golf club info can be found at https://divideranchandclub.com/.

AGENT CONFIDENTIAL REMARKS

Agent Confidential Remark Please read "Offer Notes" under documents in the MLS. Per the Listing Agreement - No unlicensed individuals to be in/on the property without a licensed broker present. Please plan your inspections accordingly. Security cameras on exterior of house. Transfer is by Special Warranty Deed.

CONFIRMED SHOW INSTRUCTIONS

Confirmed Show Instructions 2 hour notice to show. Please leave a card and provide feedback. Thank you for showing!

ADDITIONAL PICTURES









































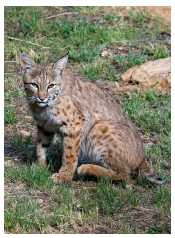



FAIRWAY PINES









DISCLAIMER

This information is deemed reliable, but not guaranteed.