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AND DESIGN TRENDS

HOME STYLE

ISSUE 4

JUNE 12 – JUNE 18, 2016

LOCAL BUILDER FINDS HIS SWING

BABY BOOMERS CREATE GROWTH

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EDITOR
LAUREN ROLLS

BUSINESS DEVELOPMENT
JORGE LOPEZ

DESIGN
BYRON HUGHEY

FOR ADVERTISING, MORE INFORMATION OR ADDITIONAL COPIES

Contact Jorge Lopez
505.823.3393
jalopez@abqjournal.com

ALBUQUERQUE JOURNAL
7777 JEFFERSON ST. NE
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70% OF U.S. WEALTH

BELONGS TO THOSE 50 AND OLDER



BY DAMIAN ABEITA

COMMUNICATIONS SPECIALIST, HOME BUILDERS ASSOCIATION OF CENTRAL NEW MEXICO



STATES ATTRACT BABY BOOMERS TO GROW

ATTRACTING OLDER ACTIVE ADULTS CRUCIAL FOR ECONOMY

IT IS ESTIMATED THAT OVER 77 MILLION BABY BOOMERS are approaching retirement. Several states are recognizing the incredible potential and are now actively working to attract them to their state to reap the economic benefits. Seventy percent of our nation's wealth is represented in the 50 and older, "active adults" demographic. States across the nation, including New Mexico, are paying attention and taking action.

AMENITIES ARE KEY

Active adults seek great amenities in their communities. According to a study by the National Association of Home Builders, active adults want Energy Star Rated appliances, a laundry room, patio, hardwood on the main floor and full bath on the main level. They want to transition easily and maintain their active lifestyle.

SUCCESS IN MISSISSIPPI

Mississippi has experienced an economic boom of \$194 million by convincing 500 people to migrate to their state, according to Mississippi State University. Although they don't usually make the list of top places to retire, Mississippi has used a focused, deliberate approach to attract the active adults demographic. The state now has 19 communities that are "certified retirement communities" and they are considered a model for other states across the nation.

NM EXCEEDS EXPECTATIONS

New Mexico definitely has the amenities to attract active adults. A large international airport, warm weather, great eateries, easy travel and a low cost of living make New Mexico appealing to active adults all over the world. Studies from the New Mexico Department

of Tourism in regards to the successful "New Mexico True" campaign showed that many people perceived New Mexico as stereotypically "hot, dry and lots of desert". However, when they were enticed to come here, they realized it is so much more. Visitors are often impressed with our diverse geography, high mountains, low deserts, and green chile. After they visit, they are hooked.

ECONOMIC BENEFITS

Continually improving our population is imperative. Del Webb at Mirehaven, a recent development located in Albuquerque, is helping lead the way for active adult communities in New Mexico. The 300-acre campus features 538 homes and a centrally located recreation center with tennis courts, a pool and a spa. The numerous outdoor living spaces allow residents to enjoy all that New Mexico has to offer.

Communities that lose active adults also lose economic prosperity. Smaller rural communities in New Mexico that have flourished in the past through agriculture, mining and trade are now suffering due to a decline in community population, which has led to reduced commerce. Attracting active adults improves economic conditions, especially in these rural communities.

Attracting active adults will improve overall job growth by adding service sector jobs to support the increased demand for services. Active adults are typically willing to spend more money because they have more money. Their migration, or their continued residency, will bring prosperity to local markets and keep the community alive. Active adults should be dubbed economic drivers. New Mexico is primed and ready to be a prime economic beneficiary of the active adult community trend. ■

HOME SELLING

DEPERSONALIZE YOUR HOME FOR POTENTIAL BUYERS



BY MINDY ABRAMSON

DISTINGUISHING STYLE, CSP

WE LOVE OUR HOMES AND WE EXPECT EVERYONE ELSE WILL TOO. However, when placing a house on the market we need to be able to step back and look at the property with objective eyes.

One of the first steps is to depersonalize. This not only relates to the physical space, but also to our relationship with the space.

BREAK FREE EMOTIONALLY

If you say, I am selling “my home,” you are revealing an emo-

tional attachment. Remember, you are selling. It will no longer be yours and you will not have any input or control over the changes a new owner will make.

Think of this property as your investment, not your home. In fact, it is often your largest investment. The sooner you are impartial, the faster it will sell, and the more equity you will preserve.

Start with changing the way you think and talk about your property. By stating, “I am selling my house or my property” and not “my home” you are beginning to emotionally

distance yourself from the space.

Now you will be open to the suggestions necessary to make the property appealing to a larger buyer pool.

SUBLIMINAL MESSAGES

When you leave personal items displayed in your property, you are sending subliminal messages to potential buyers. Buyers may feel the message “You cannot live here, we still do and it is not available.” It is difficult for buyers to envision themselves living in a house with someone else’s personal photos, refrigerator

notes and calendars, for example.

POTENTIAL BUYERS

If potential buyers are looking at your personal photos and collections, they are not looking at the features of the property. You are not selling your personal items, you are selling the property. Any distraction from that purpose reduces your opportunity for a sale.

Preparing a property for sale is a daunting task. By making an emotional break and depersonalizing the space, you are taking strides to be on your way. ■

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\$339,990 - \$389,990

2868 SQ. FT.
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ABOUT THE COVER



Welcome to 8827 Valle Prado, a model home in Twilight Homes' new Valle Vista gated community in Northwest Albuquerque.

This home has many amenities including energy efficient features, a deck-mounted garden tub in master bathroom, granite countertop vanities in master and

hall bathrooms plus walk-in master closets. The master bedroom is located on the first floor with three bedrooms and a flexible loft upstairs. In addition to being in a desirable neighborhood, the community is located in a great school district near Volcano Vista High School, Tony Hillerman Middle School, and Tierra Antigua Elementary School. ■



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LOCAL ECONOMICS

ABQ MARKET REPORT

INDUSTRIAL, JOB MARKETS GROW MODESTLY



BY JIM SMITH

COMMERCIAL ASSOCIATION OF REALTORS® NEW MEXICO

THE ALBUQUERQUE INDUSTRIAL MARKET ENDED 2015 ON A HIGH NOTE. Both gross activity and net absorption were up, with net positive absorption (873,544 square feet) being the highest since 2007. The actual numbers of lease transactions tracked was a bit below 2014, but the median transaction size was the highest since 2007. The end of 2015 marked a 6.5 percent vacancy rate. The average asking rate for all industrial space was \$6.93 PSF NNN net on an annual basis.

Albuquerque has not yet seen many of these new entrants in the market, despite the State Legislature increasing closing fund budgets and lowering corporate tax rates. However, it does appear that these changes are increasing the pipeline of

prospects and better results are expected in 2016 and beyond.

2016 began with good activity, but slowed in March with 7,575 square feet of negative net absorption for quarter one. Most of the activity in the first quarter was smaller office warehouse transactions and the median lease transaction size was small, the smallest since the fourth quarter of 2014.

The Albuquerque job market is growing modestly. At the end of February 2016, year-over-year private sector employment grew by 1,400 jobs, or 0.5 percent. However, most of this growth was in the health care and education sectors. The manufacturing sector shrank by 400 jobs, or 2.4 percent. Employment in the construction sector increased 2.8 percent.

ARTICLE DEFINITIONS

NET ABSORPTION

The total new square footage leased minus the total square footage of tenants who no longer occupy the property in a given time period.

PSF (PRICE PER SQUARE FOOT)

Helps buyers compare various properties apples to apples.

TRIPLE NET (NNN) LEASE

A commercial lease structure in which the buyer pays all operating expenses associated with a property.

Overall, the sectors of the economy that usually occupy industrial space – including mining, logging and construction, manufacturing, wholesale trade, transportation, warehousing and utilities – lost 400 jobs year-over-year as of the end of February. The goods producing sector has seen zero year-over-year job growth through February 2016.

The largest transactions over the past 12-15 months included food manufacturing (Flagship Food, Rio Grande Tortilla), high density polyethylene pipe manufacturing (United Poly Systems), electronics manufacturing (Delta Group Electronics) and ecommerce (FedEx, UPS).

There has been very little speculative construction in the Albuquerque market since 2008. This has put downward pres-

sure on vacancy rates and limited availability. However, because demand has been sluggish, the spread between current asking rates and the rates needed to justify new construction has been tough to overcome. Currently all industrial projects under construction are owner-user projects.

Another bright spot over the last two years has been owner-user sales activity. Owner-user buyers and build-to-suit transactions come from a wide range of industries. Currently an industrial distributor has a 42,510 square foot office/warehouse building in the North I-25 Submarket under construction and an electrical wholesaler has a 15,625 square foot office/warehouse building in the West Mesa Submarket under construction. ■

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LOCAL BUILDER

FEATURE STORY



BY GLEN ROSALES

HOMESTYLE WRITER

LEFT

A modern look characterizes the exterior of a recently completed home by Waszak Enterprises.

BELOW

The open living room, dining room and kitchen combine to make an entertaining and family-friendly gathering room.

PHOTOS COURTESY OF CHRISTIE WASZAK



FINDING HIS OWN SWING

Waszak balances natural and light with modern and sleek.

DAVE WASZAK TRADES HIS IRONS FOR HAMMERS

DAVE WASZAK OF WASZAK ENTERPRISES GOT HIS START in the home building business as a youngster, swinging a hammer for his father, uncles and grandfather in their company back in Ohio. But for a time, it looked like Waszak just might earn a living swinging a golf club instead.

Still a scratch player on the links, Waszak played his junior and senior years on scholarship at the University of New Mexico after starting out at Odessa Junior College in Texas. After completing his eligibility at UNM, Waszak set out to try and make a name for himself on the pro tour.

"When I was a senior, I won amateur and pro tournaments of the San Juan Open (in

Farmington)," he recalled. "That gave me the confidence that I could do it for a living." Of course, there are many golfers with that that same belief.

"I made some checks, but not enough of them" Waszak said with a chuckle. "I worked pretty hard but after a couple of years, I decided I needed to get a real day job." Waszak worked for a while managing a restaurant in Durango, Colorado before one of his uncles made him an offer he couldn't refuse.

OPPORTUNITY OF A LIFETIME

"My uncle Chris asked me if I wanted to design and build a house, and he would back me," Waszak said. He started out with a 2,500-square-foot spec home in Corrales and

in the framing stage, it sold, with the buyers wanting to add another 500 square feet. "And the rest is history," Waszak said. "It came pretty easy to me because I had been doing it all my life growing up."

He continued working alongside his uncle for about five years before heading out on his own.

Waszak Enterprises, which in addition to design and build, also does renovations and remodels, initially made its reputation with northern New Mexican style homes. Creative use of vigas, latillas and corbels provided distinctive accents to the custom homes.

NEW TERRITORY

Waszak recently completed a project,

however, that marked a strong departure from his traditional style.

Finishing up a small, gated development – Caballero – hidden within the North Valley, he created a contemporary look for owner Ron Corlo, the CEO of Albuquerque solar energy company Array Technology. "He wanted a modern look with high efficiency," Waszak said of the owner.

Construction featured foam-insulated blocks to provide a high insulation factor, as well as foam insulation applied to the underside of the roof deck to deliver an insulation factor well over R-50, he said. The roof, of course, is covered with solar panels, but Waszak was able to vary the elevations to create an interesting curbside appeal.

FINDING A BALANCE

One of the most interesting challenges of the project was fitting the 5,000-square-foot home onto the lot in such a way to maximize the views and provide for exterior living space. "Normally, in the entry, you want to have your big view, the mountains, but we weren't able to do that with the way the property was situated," Waszak said.

So the entry opens onto a floor-to-ceiling window that exposes the backyard and frames a rock water feature. "We really wanted to bring the outside in," he said.

That was also accomplished with the

great room, which opens wide with 12-foot, bi-fold doors that fully open to a covered exterior living area. The area features a built-in grill, fireplace and views of the Sandias, not to mention the built-in pool and hot tub.

Throughout the house, Waszak balances natural and light with modern and sleek. Granite countertops, stone tile and natural wood floors harmonize with built-in glass fireplaces and alternative lighting fixtures.

A DIFFERENT KIND OF THRILL

In all, it was a nice change, said Waszak, who emphasized that while this particular project was large, the company takes

on challenges both big and small and can incorporate the ideas from this project into ones of any size.

"It was pretty fun," he said. "It's nice when somebody gives you the opportunity to do something that you haven't done, but believes in you enough to do it. This was great because I sold two more homes off of it."

Although it provided a different kind of thrill, it was a similar feeling to one of his highlights from his golf career. "I was trying to qualify for the 1985 U.S. Open at Bay Hill and it was the first year that Arnold Palmer had to re-qualify for it," Waszak said. "He played in the group right behind us. That was pretty cool." ■

THIS SUNDAY - SATURDAY

OPEN HOUSES

OPEN HOUSE LISTING INFORMATION WAS DERIVED FROM THE SOUTHWEST MULTIPLE LISTING SERVICE PROPERTIES (SWMLS) AS OF 5PM ON TUESDAY. INFORMATION IS ACCURATE, BUT NOT GUARANTEED.

141 LISTINGS
LOW: \$115K
HIGH: \$1.199M

■ **ABQ ACRES WEST**
 7211 PEREGRINE ROAD NE
\$275,000
 1897 sq. ft. | 3bdr, 3ba
Keller Williams Realty
Meryl Manning Segel
 MLS # 866721
 06/12 2:00PM-4:00PM

■ **ABQ ACRES WEST**
 8305 LA MILPITA STREET NE
\$312,000
 2017 sq. ft. | 3bdr, 3ba
Realty One of New Mexico
Nila Kia
 MLS # 867308
 06/12 12:00PM-2:00PM

■ **ABQ ACRES WEST**
 8211 SIGNAL AVENUE NE
\$365,000
 2180 sq. ft. | 4bdr, 3ba
Coldwell Banker Legacy
Dana D Wilson
 MLS # 864241
 06/12 3:00PM-5:00PM

■ **ABQ ACRES WEST**
 8436 SANDOVAL STREET NE
\$375,000
 2218 sq. ft. | 4bdr, 3ba
Coldwell Banker Legacy
Martha Greenleaf
 MLS # 866160
 06/12 1:00PM-4:00PM

■ **ABQ ACRES WEST**
 7800 EAGLE ROCK NE
\$389,000
 2590 sq. ft. | 4bdr, 3ba
Keller Williams Realty
Patricia C Nadler
 MLS # 868056
 06/12 1:00PM-3:00PM

■ **ABQ ACRES WEST**
 8121 VENICE AVENUE NE
\$899,990
 4992 sq. ft. | 5bdr, 4ba
Keller Williams Realty
Joseph Maez
 MLS # 866420
 06/12 1:00PM-3:00PM

■ **ABQ ACRES WEST**
 8361 BEVERLY HILLS AVENUE
\$1,125,000
 4300 sq. ft. | 5bdr, 3ba
Keller Williams Realty
Joseph Maez
 MLS # 861003
 06/12 1:00PM-3:00PM

■ **ACADEMY WEST**
 6409 COLLEEN NE
\$219,900
 1641 sq. ft. | 3bdr, 2ba
Greater ABQ Homes LLC
Thomas B Schoneman III
 MLS # 859716
 06/12 10:30AM-2:00PM

■ **ACADEMY WEST**
 6420 HARPER COURT NE
\$250,000
 2350 sq. ft. | 4bdr, 3ba
ERA Sellers & Buyers Real Estate
Jessica Garcia
 MLS # 867137
 06/12 1:00PM-3:00PM

■ **ACADEMY WEST**
 4325 COBBLESTONE PLACE NE
\$399,900
 3820 sq. ft. | 4bdr, 4ba
The Ingles/Company Realtors
Theresa B Strader
 MLS # 860326
 06/12 1:00PM-3:00PM

■ **ACADEMY WEST**
 7401 ARROYO DEL OSO AVENUE NE
\$399,900
 2800 sq. ft. | 3bdr, 2ba
Keller Williams Realty
Karsten & Associates
 MLS # 866743
 06/12 11:00AM-1:00PM

■ **BERNALILLO/ALGDONES**
 1068 CONTABELLA LANE
\$345,000
 2108 sq. ft. | 3bdr, 3ba
La Puerta Real Estate Serv LLC
Annette M Ackerman
 MLS # 851003
 06/12 1:00PM-3:00PM

■ **BERNALILLO/ALGDONES**
 901 C DE BACA LANE
\$375,000
 2393 sq. ft. | 3bdr, 3ba
Coldwell Banker Legacy
Martha Greenleaf
 MLS # 859834
 06/12 1:00PM-3:00PM

■ **BERNALILLO/ALGDONES**
 1074 CONTABELLA LANE
\$399,000
 2460 sq. ft. | 4bdr, 4ba
La Puerta Real Estate Serv LLC
Annette M Ackerman
 MLS # 851069
 06/12 1:00PM-3:00PM

■ **BERNALILLO/ALGDONES**
 1112 AVENIDA LOS SUENOS
\$584,900
 3408 sq. ft. | 4bdr, 3ba
ERA Sellers & Buyers Real Estate
Boyden Team
 MLS # 831075
 06/12 1:00PM-5:00PM

■ **CITY OF SANTA FE**
 616 ALAMEDA STREET
\$575,000
 1267 sq. ft. | 2bdr, 1ba
Sky Properties, LLC
Kim Y Elliott
 MLS # 855587
 06/12 1:00PM-3:00PM

■ **CORRALES**
 1463 MEADOWLARK LANE
\$499,000
 3527 sq. ft. | 4bdr, 3ba
Gift Realty NM
Eloise Gift
 MLS # 860644
 06/12 1:00PM-3:00PM

■ **CORRALES**
 129 TODOS JUNTOS ROAD
\$595,000
 3337 sq. ft. | 4bdr, 3ba
Dave Slade & Associates LLC
Dave W Slade
 MLS # 867299
 06/12 1:00PM-4:00PM

■ **DOWNTOWN AREA**
 312 CROMWELL AVENUE SW
\$162,000
 1375 sq. ft. | 2bdr, 1ba
Re/Max Select
Alex Carlos Argueta
 MLS # 854499
 06/12 12:00PM-2:00PM

■ **DOWNTOWN AREA**
 920 3RD STREET SW
\$169,750
 1428 sq. ft. | 3bdr, 2ba
Berkshire Hathaway HomeServices Allstar, REALTORS(r)
Gerad Garcia
 MLS # 865896
 06/18 1:00PM-4:00PM

■ **DOWNTOWN AREA**
 227 HIGH STREET NE
\$225,000
 1557 sq. ft. | 3bdr, 2ba
Century 21 Unica Real Estate
Linda Sugar
 MLS # 866036
 06/12 1:00PM-4:00PM

■ **DOWNTOWN AREA**
 1420 FRUIT AVENUE NW
\$225,000
 1804 sq. ft. | 3bdr, 2ba
Realty One of New Mexico
Karen L Contri
 MLS # 867829
 06/12 2:00PM-4:00PM

■ **DOWNTOWN AREA**
 2804 MAXIMILLIAN ROAD NW
\$340,000
 1868 sq. ft. | 3bdr, 2ba
Keller Williams Realty
Maria C Pumilia
 MLS # 866408
 06/12 1:00PM-3:00PM

■ **DOWNTOWN AREA**
 1508 SUMMER AVENUE NW
\$385,000
 2049 sq. ft. | 3bdr, 3ba
Century 21 Unica Real Estate
Chris Lucas
 MLS # 865462
 06/12 1:00PM-3:00PM

■ **FAIRGROUNDS**
 1912 DAKOTA NE
\$204,750
 1960 sq. ft. | 3bdr, 2ba
Berkshire Hathaway HomeServices Allstar, REALTORS(r)
Daniel W Martinez
 MLS # 864569
 06/12 1:00PM-3:00PM

■ **FAIRGROUNDS**
 1308 CHAMA STREET NE
\$224,500
 1910 sq. ft. | 3bdr, 2ba
Legacy Homes Realty
Isidor J Gallegos
 MLS # 865321
 06/12 1:00PM-4:00PM

■ **FAIRGROUNDS**
 8301 SAN JUAN ROAD NE
\$225,000
 2205 sq. ft. | 3bdr, 2ba
Century 21 Unica Real Estate
Laurie Balmer
 MLS # 858706
 06/12 12:00PM-4:00PM

■ **FAR NE HEIGHTS**
 9100 LA BARRANCA AVENUE NE
\$199,000
 1650 sq. ft. | 3bdr, 2ba
Realty One of New Mexico
Nila Kia
 MLS # 866225
 06/18 12:00PM-2:00PM

■ **FAR NE HEIGHTS**
 7019 RED SKY COURT
\$255,000
 1811 sq. ft. | 3bdr, 2ba
Coldwell Banker Legacy
Danny Wm. Vigil
 MLS # 867644
 06/12 12:00PM-2:00PM

■ **FAR NE HEIGHTS**
 8000 BRITTANY AVENUE NE
\$260,000
 1718 sq. ft. | 3bdr, 3ba
Realty One of New Mexico
Brittany A Love
 MLS # 860618
 06/12 1:00PM-4:00PM



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HIGH: \$1.199M

FAR NE HEIGHTS
9512 CARGO NE
\$312,900
1967 sq. ft. | 3bdr, 2ba
Realty One of New Mexico
Marie-Claire Turner
MLS # 867985
06/12 1:00PM-4:00PM

FAR NE HEIGHTS
11916 ORYX PLACE NE
\$320,000
2238 sq. ft. | 3bdr, 3ba
Coldwell Banker Legacy
Max M Sanchez
MLS # 866919
06/12 1:00PM-4:00PM

FAR NE HEIGHTS
9107 RAINRIDGE COURT NE
\$329,900
2800 sq. ft. | 4bdr, 3ba
Coldwell Banker Legacy
John M Long
MLS # 866679
06/12 1:00PM-3:00PM

FAR NE HEIGHTS
9200 WALLACE AVENUE NE
\$389,900
2875 sq. ft. | 5bdr, 3ba
Berkshire Hathaway HomeServices Allstar, REALTORS(r)
Mark A Carlisle
MLS # 864657
06/12 1:00PM-2:00PM

FAR NE HEIGHTS
11205 COUNTRY CLUB ROAD NE
\$569,900
3485 sq. ft. | 4bdr, 3ba
Keller Williams Realty
Helen DeMott
MLS # 866299
06/12 1:00PM-3:00PM

FAR NE HEIGHTS
9600 PEBBLE BEACH DRIVE NE
\$635,000
4403 sq. ft. | 4bdr, 5ba
Coldwell Banker Legacy
Sharon Knowles
MLS # 865341
06/12 1:00PM-1:00AM

FOOTHILLS NORTH
13512 RED YUCCA AVENUE NE
\$675,000
3663 sq. ft. | 4bdr, 3ba
Realty One of New Mexico
Marie-Claire Turner
MLS # 856428
06/12 1:00PM-4:00PM

FOOTHILLS NORTH
4909 CUMBRE DEL SUR COURT NE
\$695,000
3087 sq. ft. | 3bdr, 2ba
ERA Sellers & Buyers Real Estate
Margaret Ebbens
MLS # 865780
06/18 11:00AM-2:00PM

FOOTHILLS SOUTH
13536 TERRAGON DRIVE NE
\$237,500
1980 sq. ft. | 4bdr, 2ba
Century 21 Unica Real Estate
Valerie R Burkett
MLS # 864920
06/12 8:00AM-10:00AM

FOOTHILLS SOUTH
909 PARKSIDE DRIVE NE
\$275,000
1731 sq. ft. | 3bdr, 2ba
Coldwell Banker Legacy
Greg Lobberegt
MLS # 864449
06/12 1:00PM-3:00PM

FOOTHILLS SOUTH
13304 DESERT FLOWER PLACE NE
\$335,000
2237 sq. ft. | 4bdr, 2ba
Coldwell Banker Legacy
Jan DeMay
MLS # 864922
06/12 1:00PM-3:00PM

FOOTHILLS SOUTH
1809 VALDEZ DRIVE NE
\$434,900
3547 sq. ft. | 4bdr, 4ba
Re/Max Elite
Judith A Lucero
MLS # 862238
06/12 1:00PM-4:00PM

LADERA HEIGHTS
426 SHOREWOOD DRIVE NW
\$165,000
1931 sq. ft. | 4bdr, 3ba
Realty Assoc/George Torres RE
George E Torres
MLS # 864472
06/12 1:00PM-4:00PM

LADERA HEIGHTS
4104 65TH STREET NW
\$195,000
1650 sq. ft. | 3bdr, 3ba
Campbell & Campbell Real Estate
CAMPBELL TEAM
MLS # 862052
06/12 2:00PM-4:00PM

LADERA HEIGHTS
4412 CLIFF BASE DRIVE NW
\$223,500
1381 sq. ft. | 3bdr, 2ba
Keller Williams Realty
Team Blunier
MLS # 862498
06/12 4:00PM-6:00PM

LADERA HEIGHTS
948 VILLARRICA STREET NW
\$235,000
2954 sq. ft. | 5bdr, 4ba
Signature Southwest Properties
Jennifer L Wilson
MLS # 868054
06/12 12:00PM-3:00PM

NEAR NORTH VALLEY
2524 VERANDA ROAD NW
\$275,000
1376 sq. ft. | 3bdr, 2ba
Coldwell Banker Legacy
Mary Spensley
MLS # 859785
06/12 12:01PM-2:00PM

NEAR NORTH VALLEY
1020 MAJOR AVENUE NW
\$275,000
1852 sq. ft. | 3bdr, 2ba
Q Realty, Inc
Marilyn J Eifert
MLS # 861375
06/12 1:00PM-4:00PM

NEAR NORTH VALLEY
3101 CAMINO CABALLETE NW
\$299,000
1924 sq. ft. | 3bdr, 2ba
Century 21 Unica Real Estate
Amy Tanler
MLS # 866280
06/12 1:00PM-4:00PM

NEAR NORTH VALLEY
2165 RYAN PLACE NW
\$350,000
2607 sq. ft. | 3bdr, 3ba
Coldwell Banker Legacy
Boverie Team
MLS # 864614
06/12 2:00PM-4:00PM

NEAR NORTH VALLEY
1315 CAMINO AMPARO NW
\$379,500
2071 sq. ft. | 3bdr, 2ba
USRealty.com, LLP
Ken R Gehris
MLS # 863715
06/12 2:00PM-4:00PM

NEAR NORTH VALLEY
1848 CALLE BARBARITA NW
\$425,000
2888 sq. ft. | 4bdr, 3ba
Coldwell Banker Legacy
Mary Spensley
MLS # 860957
06/12 12:01PM-2:00PM

NEAR NORTH VALLEY
2912 CALLE GRANDE NW
\$495,000
3170 sq. ft. | 3bdr, 3ba
Coldwell Banker Legacy
Susan Nelson Anderson
MLS # 866999
06/12 1:00PM-1:00AM

NEAR NORTH VALLEY
3207 RIO GRANDE BOULEVARD NW
\$679,000
2549 sq. ft. | 3bdr, 3ba
Re/Max Select
Jo Cook
MLS # 864718
06/12 2:00PM-4:00PM

NORTH ABQ ACRES
7115 ALEXANDRIA DRIVE NE
\$268,000
1653 sq. ft. | 3bdr, 3ba
Century 21 Unica Real Estate
Anna Marie Anglada
MLS # 863177
06/12 2:00PM-4:00PM

NORTH ABQ ACRES
9132 VILLAGE AVENUE NE
\$350,000
2216 sq. ft. | 3bdr, 3ba
Coldwell Banker Legacy
Deanna Talbot
MLS # 862526
06/12 2:00PM-4:00PM

NORTH ABQ ACRES
12050 HOLLY NE
\$555,000
3635 sq. ft. | 4bdr, 4ba
Re/Max Advantage
Svemir Savic
MLS # 865666
06/12 10:00AM-12:00PM

NORTH ABQ ACRES
11704 WILSHIRE AVENUE NE
\$570,000
2701 sq. ft. | 4bdr, 3ba
Keller Williams Realty
Douglas W Coplen
MLS # 859017
06/12 1:00PM-4:00PM

NORTH ABQ ACRES
10108 CORONADO AVENUE NE
\$650,000
3597 sq. ft. | 5bdr, 4ba
Keller Williams Realty
Joseph Maez
MLS # 863006
06/12 1:00PM-4:00PM

CONTINUED ON PAGE 12

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141 LISTINGS
LOW: \$115K
HIGH: \$1.199M

■ NORTH ABQ ACRES
 12154 SAN RAFAEL AVENUE NE
\$935,000
 4473 sq. ft. | 4bdr, 7ba
Coldwell Banker Legacy
 Max M Sanchez
 MLS # 852054
 06/12 1:00PM-3:00PM

■ NORTH ABQ ACRES
 12401 ELENA DRIVE NE
\$1,199,000
 5100 sq. ft. | 5bdr, 5ba
Keller Williams Realty
 Karsten & Associates
 MLS # 861619
 06/12 1:00PM-4:00PM

■ NORTH OF I
 11 VIA ENTRADA
\$725,000
 4520 sq. ft. | 3bdr, 4ba
Coldwell Banker Legacy
 Joanna R Kessel
 MLS # 861894
 06/12 11:00AM-2:00PM

■ NORTH VALLEY
 338 NARA VISA ROAD
\$389,000
 2423 sq. ft. | 3bdr, 2ba
The Ingles/Company Realtors
 Sari A Krolik
 MLS # 868008
 06/12 1:00PM-3:00PM

■ NORTH VALLEY
 5800 TIERRA VIVA PLACE NW
\$542,500
 3052 sq. ft. | 4bdr, 3ba
Chaves & Clark Real Estate LLC
 Christine V Chaves
 MLS # 850048
 06/12 2:00PM-4:00PM

■ NORTHEAST HEIGHTS
 1713 HIAWATHA NE
\$159,900
 1515 sq. ft. | 3bdr, 2ba
Realty One of New Mexico
 Dennis A Chavez
 MLS # 861480
 06/18 2:00PM-4:00PM

■ NORTHEAST HEIGHTS
 9313 EUCLID AVENUE
\$159,900
 1227 sq. ft. | 3bdr, 2ba
Realty One of New Mexico
 Silesha M Montano Naden
 MLS # 863538
 06/12 2:00PM-4:00PM

■ NORTHEAST HEIGHTS
 11024 FORT POINT LANE
\$165,000
 1435 sq. ft. | 2bdr, 2ba
Keller Williams Realty
 Lynda L Hartman
 MLS # 860046
 06/12 1:00PM-3:00PM

■ NORTHEAST HEIGHTS
 656 CLAUDINE STREET NE
\$179,900
 2056 sq. ft. | 4bdr, 2ba
Coldwell Banker Legacy
 Norm McBee
 MLS # 867044
 06/12 12:00PM-3:00PM

■ NORTHEAST HEIGHTS
 11709 GRAND AVENUE NE
\$199,999
 1569 sq. ft. | 4bdr, 2ba
Hallmark Realty
 Roger G Hall
 MLS # 863917
 06/12 1:00PM-4:00PM

■ NORTHEAST HEIGHTS
 2444 ALGODONES STREET NE
\$219,500
 1470 sq. ft. | 3bdr, 2ba
Coldwell Banker Legacy
 Mary Spensley
 MLS # 867086
 06/12 2:30PM-4:30PM

■ NORTHEAST HEIGHTS
 12212 SUMMER NE
\$225,000
 2024 sq. ft. | 4bdr, 2ba
Coldwell Banker Legacy
 Jonathon Apodaca
 MLS # 859938
 06/18 1:00PM-4:00PM

■ NORTHEAST HEIGHTS
 3609 ESPEJO STREET NE
\$230,000
 1388 sq. ft. | 3bdr, 2ba
Criel and Associates, LLC
 Vicki J Criel
 MLS # 867900
 06/12 1:00PM-3:00PM

■ NORTHEAST HEIGHTS
 12424 TOWNER NE
\$245,000
 2170 sq. ft. | 4bdr, 3ba
ERA Sellers & Buyers Real Estate
 Johanna M Casaus
 MLS # 867674
 06/12 12:00PM-3:00PM

■ NORTHEAST HEIGHTS
 11915 EL DORADO PLACE
\$249,900
 2073 sq. ft. | 4bdr, 2ba
ERA Sellers & Buyers Real Estate
 Sharon L Stovall
 MLS # 861509
 06/12 12:30PM-2:30PM

■ NORTHEAST HEIGHTS
 11621 VERSAILLES NE
\$249,900
 1839 sq. ft. | 3bdr, 2ba
Re/Max Alliance, REALTORS
 Melissa A Morenus
 MLS # 867622
 06/12 1:00PM-4:00PM

■ NORTHEAST HEIGHTS
 10412 HENDRIX AVENUE NE
\$255,000
 2218 sq. ft. | 4bdr, 2ba
Berkshire Hathaway Home Services New Mexico Properties
 Jennifer R Griego
 MLS # 866797
 06/12 12:00PM-3:00PM

■ NORTHEAST HEIGHTS
 1212 PAISANO STREET NE
\$269,000
 2061 sq. ft. | 4bdr, 2ba
ERA Sellers & Buyers Real Estate
 Stacie Cruz
 MLS # 867510
 06/12 2:00PM-4:00PM



FEATURED LISTINGS



**3714 LINDA VISTA AVENUE NE,
 RIO RANCHO, NM 87124**
\$329,000
SANDIA HEIGHTS

4 BEDROOM / 4 BATH / 3,365 SQ. FT.
 TEAM VENTURI
 TEAM VENTURI
 OFFICE: 505.312.8932

 MLS# 866603



**6828 RIO GRANDE BLVD. NW,
 LOS RANCHOS, NM 87107**
\$2,490,000
NORTH VALLEY

6 BEDROOM / 7 BATH / 8,045 SQ. FT.
 SILESHA M. NADEN
 REALTY ONE
 OFFICE: 505.883.9400 / CELL: 505.804.2139

 MLS# 845179



**7408 OLD PECOS TRAIL NE,
 ALBUQUERQUE, NM 87113**
\$487,000
ABQ ACRES WEST

4 BEDROOM / 2 BATH / 2,548 SQ. FT.
 JUDY PIERSON
 COLDWELL BANKER LEGACY
 OFFICE: 505.828.1000 / CELL: 505.220.9193

 MLS# 867486



**11500 SKY VALLEY WAY
 ALBUQUERQUE, NM 87111**
\$985,000
FAR NE HEIGHTS

5 BEDROOM / 5 BATH / 4,627 SQ. FT.
 MISSY ASHCRAFT
 KELLER WILLIAMS REALTY
 OFFICE: 505-271-8200 / CELL: 505-362-6823

 MLS# 864998

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141 LISTINGS
LOW: \$115K
HIGH: \$1.199M

NORTHEAST HEIGHTS
3516 SINGAPORE CIRCLE NE
\$275,000
 1950 sq. ft. | 4bdr, 2ba
Re/Max Elite
Barbara Weaver Wyne
 MLS # 866925
 06/12 2:00PM-4:00AM

NORTHWEST HEIGHTS
5308 STILL BROOKE AVENUE NW
\$179,000
 1770 sq. ft. | 3bdr, 3ba
Civilian & Armed Forces RE
Berta Wagstaff
 MLS # 859887
 06/12 1:00PM-3:00PM

NORTHWEST HEIGHTS
9004 MESA PLACE NW
\$225,000
 2570 sq. ft. | 3bdr, 3ba
Realty One of New Mexico
Penny N Howard
 MLS # 867286
 06/12 1:00PM-3:00PM

NORTHWEST HEIGHTS
7100 TREE LINE AVENUE NW
\$229,000
 2510 sq. ft. | 4bdr, 3ba
Coldwell Banker Legacy
Sandi Pressley
 MLS # 867120
 06/12 12:00PM-2:00PM

NORTHWEST HEIGHTS
7834 BURSERIA DRIVE NW
\$269,000
 2556 sq. ft. | 3bdr, 3ba
Keller Williams Realty
Daniel R Gaillour
 MLS # 866442
 06/12 1:00PM-4:00PM

NORTHWEST HEIGHTS
8500 HAWK EYE ROAD NW
\$279,900
 2215 sq. ft. | 4bdr, 2ba
Re/Max Elite
Trish Prien
 MLS # 865350
 06/12 1:00PM-3:00PM

NORTHWEST HEIGHTS
7015 METE SOL DRIVE NW
\$279,900
 2326 sq. ft. | 3bdr, 2ba
Coldwell Banker Legacy
Michael M Seligman
 MLS # 866139
 06/12 1:00PM-3:00PM

NORTHWEST HEIGHTS
4948 STORY ROCK STREET NW
\$283,900
 2266 sq. ft. | 3bdr, 3ba
Q Realty, Inc
Marilyn J Eifert
 MLS # 864256
 06/12 2:00PM-4:00PM

NORTHWEST HEIGHTS
8119 SLEEPING BEAR DRIVE NW
\$285,000
 2982 sq. ft. | 4bdr, 3ba
Realty One of New Mexico
Nancy Stewart
 MLS # 860455
 06/12 2:00PM-4:00PM,
 06/18 2:00PM-4:00PM

NORTHWEST HEIGHTS
8604 BOUVARDIA AVENUE NW
\$339,999
 3497 sq. ft. | 5bdr, 3ba
ERA Sellers & Buyers Real Estate
Michelle Rohl
 MLS # 863537
 06/12 1:00PM-4:00PM

NORTHWEST HEIGHTS
7912 TEABERRY DRIVE NW
\$369,000
 2512 sq. ft. | 3bdr, 3ba
Double Eagle Real Estate
Scott B Clark
 MLS # 858164
 06/12 12:00PM-4:00PM,
 06/18 12:00PM-4:00PM

NORTHWEST HEIGHTS
4705 MUJAS DRIVE NW
\$485,000
 2740 sq. ft. | 4bdr, 3ba
Coldwell Banker Legacy
James Shive
 MLS # 861029
 06/12 12:00PM-3:00PM

PARADISE EAST
9327 JILL PATRICIA STREET NW
\$179,900
 1508 sq. ft. | 3bdr, 2ba
Rio Grande Valley Realty
Brad Hastings
 MLS # 862419
 06/12 12:00PM-3:00PM

PARADISE EAST
4932 WOODBURN ROAD
\$209,900
 1738 sq. ft. | 3bdr, 2ba
Realty One of New Mexico
Deborah Ruckman
 MLS # 866292
 06/12 12:00PM-2:00PM

PARADISE EAST
10943 TANZANITE NW
\$220,000
 2136 sq. ft. | 4bdr, 3ba
Berkshire Hathaway HomeServices Allstar, REALTORS(r)
Mark A Carlisle
 MLS # 867733
 06/12 1:00PM-2:00PM

PARADISE EAST
4423 BARRETT AVENUE NW
\$239,000
 2085 sq. ft. | 4bdr, 3ba
ERA Sellers & Buyers Real Estate
Melissa A Brinsfield
 MLS # 866101
 06/12 1:00PM-3:00PM

PARADISE EAST
9806 GOLF COURSE ROAD NW
\$245,000
 1750 sq. ft. | 3bdr, 2ba
The M Real Estate Group
David E Hemminger
 MLS # 867657
 06/12 2:00PM-4:00PM

CONTINUED ON PAGE 14



FEATURED BROKERS



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141 LISTINGS
LOW: \$115K
HIGH: \$1.199M

PARADISE EAST
 10916 CASCADA AZUL PLACE NW
\$260,000
 2361 sq. ft. | 4bdr, 2ba
Coldwell Banker Legacy
 Brian M Steudle
 MLS # 867432
 06/12 12:00PM-2:00PM

PARADISE EAST
 9809 CLEARWATER STREET NW
\$265,000
 1968 sq. ft. | 4bdr, 3ba
Re/Max Elite
 Jean A Chavez
 MLS # 863913
 06/12 1:00PM-3:00PM

PARADISE EAST
 10915 TELLURIDE COURT NW
\$335,000
 3350 sq. ft. | 4bdr, 4ba
Coldwell Banker Legacy
 Whitney A Foltz
 MLS # 860838
 06/12 12:00AM-2:00PM

PARADISE EAST
 4900 SAN TIMOTEO AVENUE NW
\$339,900
 2200 sq. ft. | 4bdr, 2ba
Keller Williams Realty
 Joseph Maez
 MLS # 850240
 06/12 1:00PM-3:00PM

PARADISE EAST
 10525 RIDGE TOP COURT NW
\$425,000
 2800 sq. ft. | 3bdr, 2ba
Realty Assoc/George Torres RE
 George E Torres
 MLS # 866333
 06/12 1:00PM-4:00PM

PARADISE WEST
 10312 PINTURA PLACE NW
\$187,000
 1598 sq. ft. | 3bdr, 2ba
Berkshire Hathaway Home Services New Mexico Properties
 Rhonda Ledbetter
 MLS # 861338
 06/12 2:00PM-4:00PM

PARADISE WEST
 7700 HARRIER AVENUE NW
\$194,000
 1777 sq. ft. | 3bdr, 3ba
Keller Williams Realty
 Amy S Garcia
 MLS # 859603
 06/12 1:00PM-3:30PM

PARADISE WEST
 10459 CALLE MIRLO NW
\$194,900
 2010 sq. ft. | 3bdr, 2ba
Keller Williams Realty
 Charlotte Trone
 MLS # 866431
 06/12 1:00PM-4:00PM

PARADISE WEST
 7403 WINSLOW PLACE NW
\$200,000
 1834 sq. ft. | 3bdr, 3ba
Coldwell Banker Legacy
 Chelsea B Countryman
 MLS # 867748
 06/18 1:00PM-3:00PM

PARADISE WEST
 9700 CANELO COURT NW
\$212,000
 1722 sq. ft. | 3bdr, 2ba
Realty One of New Mexico
 Deborah Ruckman
 MLS # 867857
 06/12 2:30PM-4:30AM

PARADISE WEST
 8176 VENTANA CIELO AVENUE NW
\$213,000
 1865 sq. ft. | 4bdr, 2ba
Keller Williams Realty
 Joseph Maez
 MLS # 864046
 06/12 1:00PM-3:00PM

PLACITAS AREA
 8 MISTY MESA COURT
\$354,900
 1986 sq. ft. | 3bdr, 2ba
Coldwell Banker Legacy
 Mark Parker
 MLS # 862794
 06/12 1:00PM-3:30PM

PLACITAS AREA
 4 TRAILS ROAD WEST
\$399,000
 2014 sq. ft. | 3bdr, 2ba
La Puerta Real Estate Serv LLC
 Jennise A Phillips
 MLS # 866534
 06/12 1:00PM-3:00PM

RIO COMMUNITIES/TIERRA GRANDE
 122 SAN LUCAS
\$199,900
 1740 sq. ft. | 3bdr, 2ba
Keller Williams Realty
 Joseph Maez
 MLS # 861387
 06/12 1:00PM-3:00PM

RIO RANCHO CENTRAL
 937 WATERFALL DRIVE NE
\$199,988
 2505 sq. ft. | 5bdr, 3ba
Keller Williams Realty
 Joseph Maez
 MLS # 852709
 06/12 1:00PM-3:00PM

RIO RANCHO MID
 730 IVORY ROAD SE
\$143,900
 2222 sq. ft. | 3bdr, 3ba
METROPLEX Realty, Inc
 Monica M Meihack-Gilbert
 MLS # 863305
 06/12 12:00PM-2:00PM

RIO RANCHO MID
 505 ORANGE DRIVE SE
\$145,900
 1600 sq. ft. | 3bdr, 2ba
Century 21 Unica Real Estate
 Anna Marie Anglada
 MLS # 867645
 06/12 2:00PM-4:00PM

RIO RANCHO MID
 6921 REDONDO PEAK ROAD NE
\$206,000
 1904 sq. ft. | 3bdr, 2ba
Coldwell Banker Legacy
 Sue Trevor
 MLS # 867452
 06/12 1:00PM-4:00PM

RIO RANCHO MID
 3630 BUCKSKIN LOOP NE
\$240,000
 3020 sq. ft. | 4bdr, 4ba
Coldwell Banker Legacy
 Sarah Bennett
 MLS # 867632
 06/12 2:00PM-4:00PM

RIO RANCHO MID
 200 PASEO VISTA LOOP NE
\$289,000
 3151 sq. ft. | 4bdr, 3ba
Coldwell Banker Legacy
 Mark Wingert
 MLS # 860320
 06/12 2:00PM-4:00PM

RIO RANCHO MID
 118 LAS MEDANALES COURT NE
\$309,900
 2932 sq. ft. | 5bdr, 3ba
Coldwell Banker Legacy
 John M Long
 MLS # 867914
 06/12 11:00AM-2:00PM

RIO RANCHO MID
 625 PALO ALTO DRIVE NE
\$359,000
 3239 sq. ft. | 6bdr, 4ba
ERA Sellers & Buyers Real Estate
 Joyce McAdams
 MLS # 864688
 06/12 1:00PM-3:00PM

RIO RANCHO MID
 28 LOS BALCONES PLACE NE
\$425,000
 4255 sq. ft. | 6bdr, 5ba
Redfin Corporation
 Diane C Teslik
 MLS # 865888
 06/12 2:00PM-5:00PM

RIO RANCHO NORTH
 6812 KALGAN ROAD NE
\$459,900
 4203 sq. ft. | 6bdr, 4ba
ERA Sellers & Buyers Real Estate
 Lettie L Carpenter
 MLS # 863306
 06/12 1:30PM-4:30PM

RIO RANCHO SOUTH
 2227 MARGARITA DRIVE SE
\$200,000
 1672 sq. ft. | 3bdr, 3ba
Realty One of New Mexico
 Susanne Greif
 MLS # 866669
 06/12 12:00PM-3:00PM

RIO RANCHO SOUTH
 1275 VIGA ROAD SE
\$279,900
 2194 sq. ft. | 2bdr, 3ba
Realty One of New Mexico
 Joseph LaMendola
 MLS # 862019
 06/12 12:00PM-2:00PM

SAN YSIDRO/JEMEZ SPRINGS
 140 STUBBORN PINE ROAD
\$115,000
 1120 sq. ft. | 2bdr, 2ba
Top Tier Realty
 Renee M Sauter
 MLS # 857987
 06/12 12:00PM-2:00PM

SANDIA HEIGHTS
 785 TRAMWAY LANE NE
\$219,900
 1730 sq. ft. | 3bdr, 3ba
Coldwell Banker Legacy
 Deanna Talbot
 MLS # 867699
 06/12 1:30PM-3:30PM

SANDIA HEIGHTS
 1936 QUAIL RUN LOOP NE
\$369,000
 1830 sq. ft. | 3bdr, 2ba
Keller Williams Realty
 Myra C Herrmann
 MLS # 866077
 06/12 11:00AM-1:00PM

SANDIA HEIGHTS
 7722 CEDAR CANYON COURT NE
\$450,000
 2486 sq. ft. | 4bdr, 3ba
Coldwell Banker Legacy
 Max M Sanchez
 MLS # 867536
 06/12 12:00PM-3:00PM

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SOUTH OF I
9 DAMASCUS (NICHOLS) ROAD
\$145,000
 2129 sq. ft. | 4bdr, 2ba
Keller Williams Realty
Leslie A Dannels
 MLS # 867211
 06/12 11:00AM-12:30PM

SOUTH OF I
20 KUHN DRIVE
\$225,000
 1488 sq. ft. | 2bdr, 2ba
Keller Williams Realty
Leslie A Dannels
 MLS # 864589
 06/12 1:00PM-3:00PM

SOUTH OF I
32 GLORY ROAD
\$264,900
 2700 sq. ft. | 3bdr, 2ba
Coldwell Banker Legacy
Maria C Martinez
 MLS # 860515
 06/12 2:00PM-4:00PM

SOUTHEAST HEIGHTS
11620 TERRA BONITA WAY SE
\$222,500
 1807 sq. ft. | 3bdr, 2ba
ABQhomes
Fred&Sandra Creek
 MLS # 866820
 06/12 1:30PM-4:00PM

SOUTHEAST HEIGHTS
11627 TERRA BELLA LANE SE
\$237,000
 2058 sq. ft. | 3bdr, 3ba
Bodander, LLC
Michael Westphal
 MLS # 866760
 06/12 1:00PM-3:00AM

SOUTHEAST HEIGHTS
327 TERRA VISTA TRAIL SE
\$248,500
 2050 sq. ft. | 3bdr, 3ba
The Ingles/Company Realtors
Michael J Borrello
 MLS # 867062
 06/12 1:00PM-3:00AM

SOUTHEAST HEIGHTS
348 TERRA VISTA TRAIL SE
\$250,000
 2517 sq. ft. | 4bdr, 3ba
Berkshire Hathaway Home Services New Mexico Properties
Richard Ma
 MLS # 867198
 06/12 1:00PM-3:00PM

SOUTHEAST HEIGHTS
12024 NASHUA ROAD ROAD SE
\$339,900
 2800 sq. ft. | 4bdr, 4ba
Berkshire Hathaway Home Services New Mexico Properties
Jeremy M Navarro
 MLS # 868058
 06/12 1:00PM-3:00PM

UNM
710 MADISON NE
\$213,500
 1200 sq. ft. | 3bdr, 1ba
Coldwell Banker Legacy
Dawn B Poket
 MLS # 866088
 06/12 1:00PM-4:00PM

UNM SOUTH
1914 RIDGECREST DRIVE SE
\$199,000
 1550 sq. ft. | 3bdr, 2ba
Realty One of New Mexico
Marcy Brandenburg
 MLS # 867757
 06/12 2:00PM-4:00PM

UNM SOUTH
4927 PALO ALTO AVENUE SE
\$225,000
 1803 sq. ft. | 3bdr, 2ba
Keller Williams Realty
Karsten & Associates
 MLS # 867702
 06/12 2:00PM-4:00PM

UNM SOUTH
2921 SAN DIEGO AVENUE SE
\$225,000
 1317 sq. ft. | 3bdr, 1ba
CENTURY 21 Camco Realty
Blythe Camenson
 MLS # 867872
 06/12 1:00PM-3:00AM

UNM SOUTH
3317 LINDA VISTA AVENUE SE
\$289,900
 2861 sq. ft. | 5bdr, 3ba
Realty One of New Mexico
Linda J Coy
 MLS # 851756
 06/12 2:00PM-4:00PM

UNM SOUTH
810 CARLISLE BOULEVARD SE
\$450,000
 2300 sq. ft. | 4bdr, 2ba
Coldwell Banker Legacy
Kevin J Sedillo
 MLS # 867358
 06/12 1:00PM-4:00PM

UPTOWN
7309 KATHLEEN AVENUE NE
\$239,900
 1700 sq. ft. | 3bdr, 2ba
Coldwell Banker Legacy
Joseph Chacon
 MLS # 866557
 06/12 11:00AM-3:00PM

UPTOWN
3201 RHODE ISLAND DRIVE NE
\$285,000
 1960 sq. ft. | 3bdr, 2ba
Coldwell Banker Legacy
Susan Nelson Anderson
 MLS # 867145
 06/12 1:29PM-3:00PM

ZUZAX, TIJERAS
40 ESCENA DRIVE
\$285,000
 2522 sq. ft. | 3bdr, 3ba
Coldwell Banker Legacy
William Chase
 MLS # 859103
 06/12 10:00AM-3:00PM

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MLS# 867954

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When Patty headed out to run errands this morning, she was surprised to see a familiar face on the sidewalk – Maria, one of her past clients. Two months ago, Patty helped Maria find the home of her dreams, and she turned to the partner she could count on to ensure the closing went smoothly – Stewart Title of Albuquerque. We guided Maria through each step of the transaction and kept her closing on schedule and this morning, her great experience was all she could talk about.

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Invitation to Bid
Formal Bid No. 1613
PRIME REAL ESTATE FOR SALE
I-40 FREEWAY EXIT 22 PROPERTY
GALLUP, NEW MEXICO

The City of Gallup, New Mexico is selling 2.5 acres of land at the southwest corner of the Miyamura Bridge (Exit 22) and Montoya Blvd. This property is at a very active interchange of Interstate 40 and has restricted access. This property was part of the Federal Highway Administration Interstate 40 project and the City of Gallup must obtain a minimum bid of \$381,000 for the property.

The property will be sold, as is, for cash to highest bidder. The amount of the highest bid accepted, will need to be escrowed with Gallup Title Company within 10 days of the acceptance of the bid. If the full amount of the bid is not escrowed with Gallup Title Company within 10 days, the City of Gallup will move to the second place bidder.

The City of Gallup will receive sealed bids on the property until the hour of 2:00 p.m. (local time), July 13, 2016 at the office of the Purchasing Division at City Hall, 110 W. Aztec Avenue, Gallup, NM. Bids will be opened read aloud at that time. No bids will be received or considered if received after the time stated above. Bid information may also be accessed at www.gallupnm.gov/bids.

The highest bid will be accepted pending approval of an ordinance selling the property by the city council of the City of Gallup, pursuant to State law and City Ordinances. In addition, a deed from the New Mexico Department of Transportation of its reverter clause will need to be obtained prior to closing. The NMDOT has already approved the appraisal of the property to be sold for a minimum of \$381,000. The City estimates it will take 30-45 days to complete the sale from acceptance of the bid.

For questions, please contact the George Kozeliski, City Attorney, City of Gallup, New Mexico Phone: 505-863-1270, email: attorney@gallupnm.gov

SPECIFICATIONS OF PROPERTY

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:

Lot Two (2) of
Miyamura Subdivision to the City of Gallup,
as the same is shown and designated the Final Plat of said Subdivision
filed in the Office of the County Clerk of McKinley County, New Mexico
on March 17, 2016, as Reception #375376

CONDITION OF PROPERTY: The property is offered "as is" without representation, warranty or guarantee as to condition, or that the same is in condition or fit to be used for the purpose for which intended.

*****INVESTIGATE BEFORE YOU BUY*****

RESEARCH the property before bidding. The burden is on the purchaser to thoroughly research before the sale any matters relevant to his or her decision to purchase.

INSPECT the property before bidding. The City of Gallup does not make any representation regarding the condition of the property other than to state it is unimproved real estate with certain public utility easement (PUE) on the property nor assume any responsibility for conformance to codes, permits or zoning ordinances.

Do not bid unless an investigation has been made as to the location, desirability, and usefulness of the property!!

TERMS OF SALE

The City of Gallup is interested in soliciting sealed bids for property located at the southwest corner of the Miyamura Bridge (Exit 22) and Montoya Blvd. Gallup NM, as described in Property Specifications, page 2.

BID AWARD: The property will be sold, as is, for cash to highest bidder. The amount of the highest bid accepted, will need to be escrowed with Gallup Title Company within 10 days of the acceptance of the bid. If the full amount of the bid is not escrowed with Gallup Title Company within 10 days, the City of Gallup will move to the next apparent highest bidder. The City of Gallup reserves the right to determine acceptance and award of bids that is deemed to be most advantageous to the City. All bids are final. In case of equal sealed bid offers, award will be made based on a coin flip.

METHOD OF PAYMENT: Payment must be in the form of cash, certified check, cashier's check, or wire transfer, all U.S. Funds. The bidder must absorb any costs associated with the method of payment. The bid price is payable within ten (10) calendar days of the notification of acceptance. Failure to pay the bid price within ten (10) calendar days will result in rejection of the bid submittal. The City Attorney will then award the bid to the next apparent highest bidder.

REJECTION OF BID: The City of Gallup reserves the right, for any reason whatsoever, to refuse or reject any or all bids, to withdraw this item from the sale without prior notice, to cancel any or all sales at any time without notice. All sales are subject to approval by City Council.

ALL WRITINGS CONTAINED HEREIN: This Sealed Bid contains all the terms and conditions agreed upon by the Parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the Parties hereto.

BID PROPOSAL RESPONSE

Bidder may bid only once. The City of Gallup reserves the right to reject any or all bids. Payment of closing costs and all other fees, if any, is the responsibility of the purchaser. Please complete this form and return with you sealed bid.

Printed Name: _____
 Company: _____
 Phone: _____
 Fax: _____
 Email: _____
 Signature: _____ Date: _____

I wish to place the following bid: \$ _____
 *minimum \$381,000.00

