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ISSUE 19

SEPTEMBER 25 – OCTOBER 2, 2016



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Stay ahead of the criminals and protect your real estate transaction.

WIRE FRAUD PREVENTION

TIPS TO PROTECT YOU FROM WIRE FRAUD, SCAMS



BY TY ROBECK

FIRST AMERICAN TITLE

NEW PROJECTS ARE EXCITING. You spend months planning and scouting properties, followed by weeks of negotiations and inspections. Finally, you are just days from closing when you receive an email with new wiring instructions for the closing funds. Not wanting to cause any delays, you send the wire right away. You don't know it yet, but you just became the victim of wire fraud. Goodbye closing funds. Back to square one.

Wire fraud can be that simple. Over the past few years, the real estate industry has been plagued by incidents where criminals hacked the email accounts of buyers, sellers and real estate professionals in order to learn about transactions and/or impersonate identities with the intention of misdirecting funds.

ATTENTION TO DETAIL

A supposed seller may email the title company with new instructions for the disbursement of the sale proceeds. A fictional payoff lender may provide

a false statement with wiring instructions to the fraudster's account. In our scenario above, a buyer receives a communication that appears to be from the title company, when in fact it is from an untrusted source.

The Federal Trade Commission (FTC), National Association of REALTORS®, American Land Title Association and others have published alerts to inform the real estate industry and consumers about these phishing scams. The challenge is that every individual in a transaction must be cautious and diligent when it comes to reviewing small details. Noticing the difference between `sampleemail@gmail.com` and `samplemail@gmail.com` can make the difference between closing on your property or becoming a victim.

PRECAUTIONS

Here are some suggested precautions to take when interacting with parties associated with your transaction, particularly when it comes to financial information or funds.

Call your title company at a trusted number to confirm wiring instructions before sending funds. Title companies rarely alter wiring instructions, so any communication like this should be considered suspect. When in doubt – pick up the phone. If you receive any email communication that seems strange (new email address, poor grammar, typos, abnormal requests) contact the party at a trusted number. Do not use any phone numbers or email addresses included in that communication.

Also be cautious of links in emails. Pay close attention to the sender's email address and look for any red flags that may indicate the email is fraudulent. Do not click on a link unless you are sure of the sender.

SECURE YOUR EMAIL

In general, exercise caution with regards to your online habits. The wire fraud scenarios generally start with hacking an email account, so securing your email is the first step to prevention.

Use multi-factor authentication on

your email accounts and any financial accounts. This requires an additional action to verify changes to your account. Keep your firewall and security software up-to-date and avoid accessing accounts from unsecured wifi. It also helps to use strong passwords which combine letters, numbers and symbols.

If you think you have sent funds using fraudulent wiring instructions, contact your financial institution immediately to attempt to stop the wire. You can report fraudulent activity to the FBI's Internet Crime Complaint Center at www.ic3.gov/complaint. Phishing emails can be reported to the FTC at www.ftc-complaintassistant.gov.

Criminals are innovative, sophisticated and constantly contriving new methods for fraud and mischief. Consistent communication, from the beginning of a transaction to the closing, will often surface potentially harmful scenarios and make it easier to identify something that seems out of place. Stay ahead of the criminals and protect your real estate transaction by working closely with the trusted professionals on your team. ■

MARKET SUMMARY – AUGUST 2016

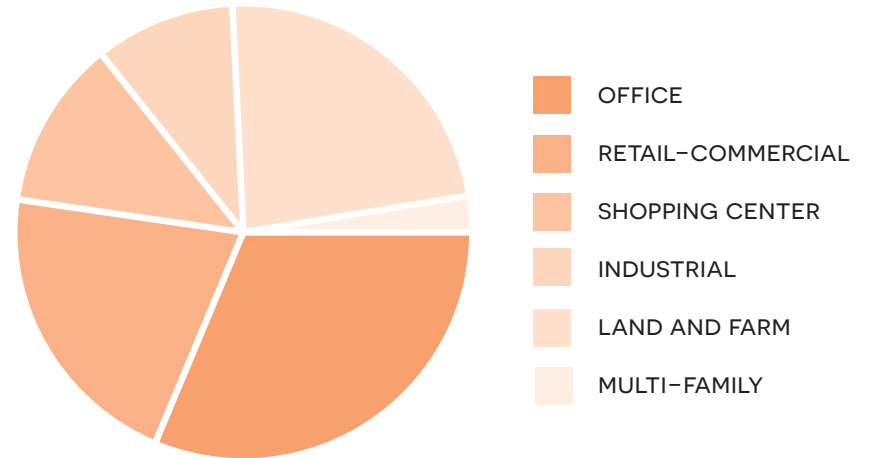
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TOTAL SALE PRICE



CURRENT STATISTICS FOR NEW MEXICO

PROPERTY TYPE	LISTINGS	ASKING LEASE RATE	ASKING SALE PRICE
INDUSTRIAL	413	\$6.66 PSF	\$61.21 PSF
OFFICE	1280	\$14.93 PSF	\$75.34 PSF
RETAIL-COMMERCIAL	861	\$16.84 PSF	\$123.78 PSF
SHOPPING CENTER	499	\$16.70 PSF	\$77.87 PSF
VACANT LAND	937	\$3.90 PSF	\$1.00 PSF
FARM/RANCH	8	-	\$0.05 PSF
HOSPITALITY	16	-	\$41.85 PSF
MULTI-FAMILY	87	-	\$63.30 PSF

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 NEW MEXICO

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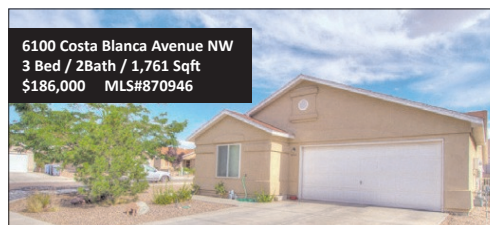
- Charter Model Home with Casita option or 3rd bay garage
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6100 Costa Blanca Avenue NW
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\$186,000 MLS#870946

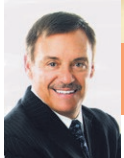


9517 Haines Avenue NE
3 Bed / 1 Bath / 1,300 Sqft
\$165,000 MLS#875691

CONSUMER TIPS

IN PARTNERSHIP
WITH

New Mexico law does require contractors to be licensed in order to protect the consumer from any bad actors in the business.



BY JOHN GARCIA

EXECUTIVE VICE PRESIDENT, HOME BUILDERS ASSOCIATION OF CENTRAL NM

A LICENSED CONTRACTOR IS YOUR BEST BET

PROTECT YOURSELF FROM FRAUD, ABUSES

HIRING AN EXPERIENCED LICENSED CONTRACTOR CAN SAVE YOU a lot of headaches, time and money when it comes to building or remodeling your home. Although it may seem easier, cheaper or even less of a headache to hire an unlicensed contractor, in the end you will probably regret it. New Mexico law does require contractors to be licensed in order to protect the consumer from any bad actors in the business.

New Mexico requires two to four years of practical experience in a trade specific field before applying for a license. Within the New Mexico Regulation and Licensing Department, the Construction Industries Division oversees all licensing and code enforcement responsibilities for contractors. In addition to practical experience in their specific trade, all contractors are

required to take a business law class before taking a trade-specific examination.

The downside of using an unlicensed contractor is that you will have no way to collect for any damages if things go wrong on the project. In addition, you could be liable for damages or injuries to the contractor or others on the job site. Unlicensed contractors are unable to get a bond and most likely do not carry liability insurance. Because only licensed contractors can apply for building permits, the chances are good that bad things can get worse quickly if you try to save money by using an unlicensed contractor.

Save yourself the trouble and always use a licensed contractor for any remodel and new building project. Ask your friends who did their project; word of mouth is still one of the best ways to get

an honest testimonial. You can also check the Home Builders Association member directory online at hbacnm.com or the Better Business Bureau. Always ask to see their license and be safe by validating that license with the New Mexico Regulation and Licensing Department at www.rld.state.nm.us/construction. Be sure to check for any complaints or problems with the contractor before you start any project.

These safeguards are in place to protect you, the consumer, from any fraud or abuses by unlicensed contractors. There is every reason to feel confident that your dream remodel will meet your expectations. By using a licensed and bonded professional you can be assured of a job well done. ■

MORTGAGES



BY PAUL WILSON

EXP REALTY

PAYING OFF YOUR MORTGAGE

BENEFITS, RISKS ASSOCIATED WITH PAYING EARLY

BECOMING DEBT FREE IS AS MUCH A PART OF THE AMERICAN DREAM as owning a home, but there certainly can be conflicting circumstances that make the decision to pay off your mortgage early unclear.

The advantages of paying off debt early is increased cash flow, less interest paid and a higher credit score. The disadvantages are lower cash flow available as discretionary funds for meals, entertainment and other things. Consider the immediate sacrifices to successfully reach your ultimate goal of financial security.

Paying off your mortgage early is a personal decision that may be right for one person and not for another. Reasons you should pay it off early include peace of mind knowing that you don't have a mortgage, saving on interest regardless of how

low your mortgage rate is, and lowering your housing costs before you retire.

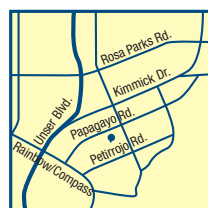
Reasons you should not pay off your mortgage early include if you can invest at a higher rate than your mortgage, if you have other debt at a higher interest rate than your mortgage that needs to be paid off, or if you might need the money in the future and want it to remain liquid. Other reasons to hold off are if your employer has a matching retirement plan that would benefit you more, if you have more urgent financial needs like emergency fund, life, health and disability insurance, or if you expect high inflation and the value of your mortgage debt to decrease. ■

Contact Paul at (505) 293-1224 or Paul@WilsonABQ.com.



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NOW IN ITS 26TH YEAR, THE FALL 2016 HOME REMODELING & LIFESTYLE SHOW is the Albuquerque area's only autumn home improvement showcase. The show enables homeowners time to see new products and services before colder weather and the year-end holidays arrive.

Get ideas and learn about the latest home products and services at nearly 200 booths featuring the finest home-improvement experts in the Albuquerque area. From A to Z, this is best event for New Mexico homeowners this fall. Sample and purchase gourmet foods and condiments from top quality vendors. Buy art, jewelry, cook-

ware and useful gadgets for yourself or as gifts.

Save \$2.00 off a single admission or purchase a 2-for-1 admission when you buy your tickets in advance online at ABQHomeShows.com

NFL tickets will also be given away for the October 30, 2016 game between the San Diego Chargers and the world champion Denver Broncos at Mile High Stadium in Denver. Entrants must be at least 18 years of age. ■

Rena Reiser, General Manager, ABQ Home Shows LLC
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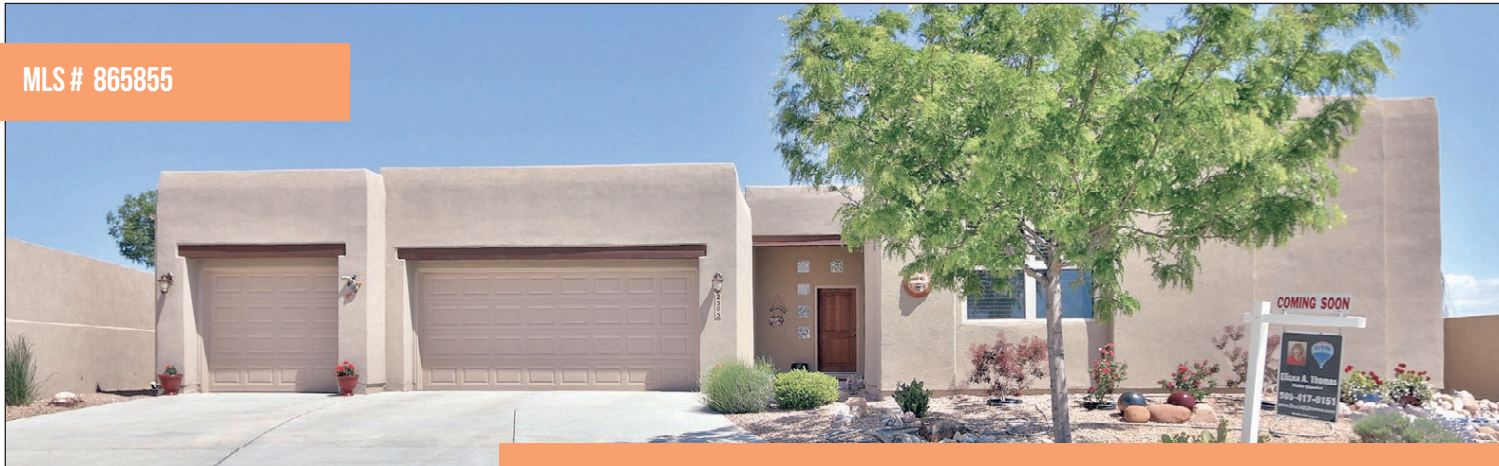
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ABOUT THE COVER



WELCOME TO 2505 VISTA MANZANO LOOP, a stunning Scott Patrick home located in Rio Rancho. The home features a versatile floor plan with lots of natural light. The house features a chef-designed kitchen with granite counter tops, an island and an oversized pantry.

The house also features a large bonus

room suitable for a media or game room, office, or a fifth bedroom. Washer and dryer are conveniently located off of the oversized master closet. Other features include a large, fully-landscaped backyard and finished three-car garage. The home is located in a master-planned community with miles of walking and biking trails, its own community center, fitness center as well as indoor and outdoor pools. ■

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LOCAL BUILDER / RIO RANCHO

FEATURE STORY

Mike Fietz, left, and Vinnie Pizzonia, two of the principal partners in Twilight Homes, discuss the company in an outdoor living area.

TWILIGHT HOMES

RESTORING CONFIDENCE IN COMMUNITIES

MCNANEY, FIETZ, AND PIZZONIA CREATE UNIQUE TEAM

BY GLEN ROSALES

HOMESTYLE WRITER

TIM MCNANEY, MICHAEL FIETZ AND VINNIE PIZZONIA BRING THREE DISTINCT SKILL SETS TO TWILIGHT HOMES, but their merger in 2011 left the company well-positioned to take advantage of the wreckage leftover from the housing disaster. When the real estate bubble – primarily residential housing – imploded and collapsed upon itself, it left everyone in the business seeking ways to find money. Unfortunately, most companies did not have the wherewithal or expertise to do so.

“The banking industry wasn’t involved because of the regulations they face,” said Fietz, who knows a thing or two about that end of the business. His dad owned a bank in which Fietz worked, he also stayed with the business for a number of years once the family sold it. Fietz graduated from Albuquerque Academy and received an accounting degree and a master’s from Texas Tech in management. He then went on to earn a master’s in banking from the University of Colorado.

BUILDING BLOCKS

“There was so much downward pressure and where banks lost so much money was in residential construction,” he said. “That became the unique building block of Twilight Homes because we were able to not involve banks.” And that was huge when other builders simply

could not find any working capital.

“My knowledge of deal structure gave us the opportunity and competitive advantage to go after deals,” he said. “There were a lot of distressed assets out there and when you look at the early years of Twilight, we built in distressed communities.” As matter of fact, the company was able to help save other builders from even greater disaster by taking over and completing projects that otherwise might have simply gone wanting.

RESTORING CONFIDENCE IN COMMUNITIES

“In those first few years, we made a name for ourselves that if you have a troubled community, the men of Twilight were the ones to finish or revive it,” Fietz said. A good example is the convoluted escapades at Mariposa, a master-planned community on the extreme northwest corner of Rio Rancho that appeared destined to be left unfinished with numerous unhappy homeowners in the lurch.

A community center was padlocked, the major land developer had stopped work and all the builders had left. Twilight was able to broker a deal for the community center and sell it back to Mariposa’s homeowner’s association while carrying the note, which regained some of the amenities existing homeowners had expected. It also began building homes

TWILIGHT CONTINUED ON PAGE 12

LOCAL BUILDER / FEATURE STORY

TWILIGHT
CONTINUED FROM
PAGE 11



The Twilight Homes model in Rio Rancho showcases a wide range of amenities, including a moveable, 20-foot wall of windows pictured in the upper-left.

in the area again, helping restore confidence in the development as a viable community, and now Mariposa is flourishing with a bright future.

THINKING OUTSIDE THE BOX

"We're asked to think outside the box," Fietz said. "With Vinnie's expertise in sales and designs and marketing, it allowed us to be creative and be different." While Fietz and McNaney are both local guys raised in Albuquerque – McNaney also was a tennis player for New Mexico State University – Pizzonia grew up back east and earned his spurs the hard way.

"I was going to college and was married and we wanted to buy a house, but the only thing I could afford was a 200-year-old farmhouse so I had to learn how to fix it," he recalled. "Back then, I went to the library and learned how to do whatever it was I needed to do that day. So I was self taught. I taught myself how to

fix just about anything in a home."

BRINGING IT ALL TOGETHER

The experience was so enjoyable that Pizzonia gave up plans to go to law school and instead went into custom home building. However, when the economy soured in the northeast, it drove him to Houston, where he went to work for a large production builder. After switching from the construction end to the sales and marketing end, Pizzonia moved up to vice president, but was wooed to Albuquerque by a large builder here. While that didn't end well, it set Pizzonia on a course to meet up with local builder Scott Grady and they formed Vantage Homes.

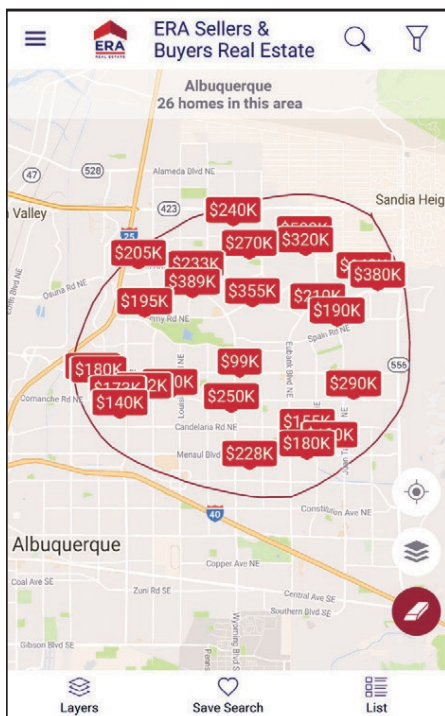
Meanwhile McNaney, whose expertise is in land development, had decided to become a builder and formed Twilight Homes. But by then the economy was such that it was virtually impossible to make any headway with a tradi-

tional company. And that's when the three came together to really get things moving.

CHANGING THE FOCUS

"The barriers to entry in this business are just huge," Fietz said. "I don't think people realize how capital intensive this business is. This business just eats cash and if you don't have the plan and the wherewithal to be able to deal with deficit issues, it can bring you down fast, especially if you have bank pressure."

"Our economy and building environment still has not completely recovered. We're still not healthy. There are some funny things in our market right now and when you look at the long-term horizon, it can be scary. We don't see a lot of new lots, new development, but we're changing our focus a little bit. We are starting to move toward new lots and it's pretty exciting." ■



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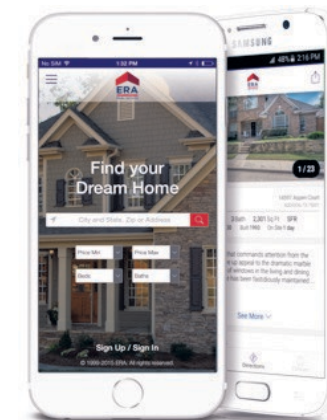
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 \$267,500 | 1897 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
 (505) 271-8200
 Meryl Manning Segel
 MLS # 866721
 09/25 1:00PM-3:00PM

■ **ABQ ACRES WEST**
 6723 GLENTURRET WAY NE
 \$349,500 | 3040 SQ. FT. | 4BDR | 4BA
Realty One of New Mexico
 (505) 883-9400
 Nancy Stewart
 MLS # 870819
 09/25 12:00PM-3:00PM

■ **ABQ ACRES WEST**
 8735 TIERRA ALEGRE DRIVE NE
 \$370,000 | 2560 SQ. FT. | 4BDR | 3BA
EXP Realty LLC
 (505) 554-3873
 Richard Cederberg
 MLS # 863499
 09/25 1:00PM-3:00PM

■ **ABQ ACRES WEST**
 7400 SHAHEEN COURT NE
 \$429,950 | 2809 SQ. FT. | 4BDR | 3BA
Berkshire Hathaway Home Services
New Mexico Properties
 (505) 798-6300
 Gina Maes
 MLS # 873792
 09/25 1:30PM-4:30PM

■ **ABQ ACRES WEST**
 8901 TOR LANE NE
 \$499,000 | 2850 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
 (505) 271-8200
 Steven M Vigil
 MLS # 874294
 09/25 12:00PM-3:00PM

■ **ACADEMY WEST**
 84 CALLE SAN BLAS NE
 \$155,017 | 1438 SQ. FT. | 3BDR | 2BA
The M Real Estate Group
 (505) 247-1002
 Tawni L Cyprus
 MLS # 870990
 09/25 1:00PM-3:00PM

■ **ACADEMY WEST**
 7205 PATRICIA NE
 \$220,000 | 2087 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
 (505) 271-8200
 David Roybal
 MLS # 875852
 09/25 1:00PM-3:00PM

■ **ACADEMY WEST**
 7316 SANTA BARBARA ROAD NE
 \$229,900 | 2650 SQ. FT. | 5BDR | 4BA
Granfors Realty, LLC
 (505) 821-1309
 Stephanie L Granfors
 MLS # 862988
 09/25 2:00PM-4:00PM

CONTINUED ON
 PAGE 13

*Outstanding Homes and
 Outstanding Prices*



MLS# 874933

\$990,000
 1543 Eagle Ridge PL NE
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 5 Bed / 4 Bath
 6,996 Sq. Ft.

\$360,000
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 2,015 Sq. Ft.



MLS# 873815



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LEGACY

 **FEATURED LISTINGS**



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 LA PUERTA REAL ESTATE
 OFFICE: 505.867.3388 CELL: 505.331.2288

MLS# 870418



272 NICKLAUS DR SE
RIO RANCHO, NM 87124
\$368,000
PANORAMA NORTH

3 BED / 2 BATH / 2,638 SQ. FT.
 SUSAN SEDORYK
 COLDWELL BANKER LEGACY REALTORS
 OFFICE: 505.822.1000 CELL: 505.321.4622

MLS# 875577



6620 PASILLA RD NE
RIO RANCHO, NM 87144
\$525,000
RIO RANCHO MID NORTH

3 BED / 2.5 BATH / 3,300 SQ. FT.
 TRISH PRIEN
 RE/MAX ELITE
 OFFICE: 505.798.1000 CELL: 505.263.1249

MLS# 874783



64 WIND ROAD NW
ALBUQUERQUE, NM 87120
\$389,900
NORTHWEST HEIGHTS

3 BED / 2 BATH / 1,938 SQ. FT.
 MISSY ASHCRAFT
 KELLER WILLIAMS REALTY
 OFFICE: 505.271.8200 / CELL: 505-362-6823

MLS# 857822

THIS SUNDAY - SATURDAY

OPEN HOUSES

BERNALILLO/ALGDONES

509 CALLE DE LA ANGEL
\$313,000 | 2765 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
ABQ Houses 2 Homes
MLS # 869778
09/25 1:00PM-3:00PM

CORRALES

173 VALVERDE ROAD NW
\$599,900 | 4278 SQ. FT. | 3BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Jessica O'Callahan
MLS # 875889
09/25 1:00PM-4:00PM

DOWNTOWN AREA

1014 LOMAS BOULEVARD NW
\$335,000 | 2096 SQ. FT. | 2BDR | 2BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300
Gina Maes
MLS # 875450
10/01 1:00PM-4:00PM

DOWNTOWN AREA

608 15TH STREET NW
\$600,000 | 4085 SQ. FT. | 6BDR | 5BA
Century 21 Unica Real Estate
(505) 293-8400
Sutter Sugar
MLS # 875582
09/25 2:00PM-4:00PM

FAIRGROUNDS

8301 SAN JUAN ROAD NE
\$198,000 | 2205 SQ. FT. | 3BDR | 2BA
Century 21 Unica Real Estate
(505) 293-8400
Laurie Balmer
MLS # 858706
09/25 1:00PM-3:00PM

FAR NE HEIGHTS

6565 MONTE SERRANO NE
\$174,000 | 1146 SQ. FT. | 2BDR | 2BA
Coldwell Banker Legacy
(505) 293-3700
Phyllis L Thorson
MLS # 875618
09/25 12:00PM-4:00PM

FAR NE HEIGHTS

8608 CHAMBERS PLACE NE
\$189,700 | 1508 SQ. FT. | 2BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Jerry L. Jones
MLS # 874501
10/01 1:00PM-3:00PM

FAR NE HEIGHTS

11400 NASSAU DRIVE NE
\$218,000 | 1764 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 293-3700
Paul D Brekke
MLS # 871488
09/25 11:00AM-1:30PM

FAR NE HEIGHTS

9120 HACKNEY NE
\$289,900 | 1953 SQ. FT. | 2BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Brittany A Love
MLS # 873171
09/25 2:00PM-5:00PM

FAR NE HEIGHTS

4726 DONA ROWENA NE
\$329,500 | 2937 SQ. FT. | 4BDR | 3BA
Rush Home Real Estate
(505) 620-0767
Leah E Rush
MLS # 867160
10/01 10:00AM-12:00PM

FAR NE HEIGHTS

9600 TANOAN DRIVE NE
\$575,500 | 3650 SQ. FT. | 4BDR | 4BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Amy S Neal
MLS # 873141
09/25 12:00PM-3:00PM

FOOTHILLS NORTH

13232 MOONDANCE PLACE NE
\$529,900 | 2305 SQ. FT. | 3BDR | 2BA
Re/Max Elite
(505) 798-1000
Sharon M McCollum
MLS # 869691
09/25 3:00PM-5:00PM

FOOTHILLS NORTH

6011 SILVER LEAF TRAIL NE
\$544,900 | 2945 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 828-1000
Sharon Scott
MLS # 868729
09/25 2:00PM-4:00PM

FOOTHILLS NORTH

13201 CEDARBROOK AVENUE NE
\$550,000 | 5000 SQ. FT. | 4BDR | 4BA
Keller Williams Realty
(505) 897-1100
Karsten & Associates
MLS # 875750
09/25 2:00PM-4:00PM

FOOTHILLS NORTH

4909 CUMBRE DEL SUR COURT NE
\$635,000 | 3034 SQ. FT. | 3BDR | 2BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Margaret Ebbens
MLS # 875412
09/25 12:00PM-2:30PM

FOOTHILLS NORTH

13512 RED YUCCA AVENUE NE
\$650,000 | 3663 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 271-8200
Meryl Manning Segel
MLS # 874572
09/25 12:00PM-2:00PM

FOOTHILLS NORTH

12919 DESERT MOON PLACE NE
\$699,900 | 3056 SQ. FT. | 4BDR | 3BA
Re/Max Elite
(505) 798-1000
Sharon M McCollum
MLS # 865483
09/25 1:00PM-3:00PM

FOOTHILLS SOUTH

4306 GLENWOOD HILLS DRIVE NE
\$565,000 | 3300 SQ. FT. | 5BDR | 4BA
Re/Max Masters
(505) 883-8979
Carol Crawford
MLS # 870814
09/25 2:00PM-4:00PM,
09/25 2:00PM-2:00AM

FEATURED LISTINGS



**7309 ONATE COURT NE
ALBUQUERQUE, NM 87109**

\$330,000

FAR NE HEIGHTS

4 BED / 2.5 BATH / 2,242 SQ. FT.

KURSTIN JOHNSON, CRS
VISTA ENCANTADA REALTORS, LLC
OFFICE: 505.884.0020 CELL: 505.250.1945

MLS# 870133



**6519 JAZMIN PL NW
ALBUQUERQUE, NM 87114**

\$285,000

PARADISE WEST

3 BED / 2 BATH / 1,863 SQ. FT.

DIANA COSTALES
COLDWELL BANKER LEGACY
OFFICE: 505.892.1000 / CELL: 505.363.5457

MLS# 866193



**701 ROMA AVENUE NW
ALBUQUERQUE, NEW MEXICO 87102**

\$839,000

DOWNTOWN AREA

6 BED / 6 BATH / 3,793 SQ. FT.

CHRIS LUCAS
COLDWELL BANKER LEGACY REALTY
OFFICE: 505.463.5317 CELL: 505.293.8400

MLS# 862696

FEATURE YOURSELF OR YOUR HOUSES HERE, EVERY SUNDAY.

Contact Jorge Lopez
505.823.3393
jalopez@abqjournal.com

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.

105 LISTINGS
Low: 145K
High: 699K

■ **LADERA HEIGHTS**
 332 56TH STREET NW
 \$160,000 | 1956 SQ. FT. | 4BDR | 3BA
The Ingles/Company Realtors
 (505) 828-1366
 Sari A Krolik
 MLS # 873523
 09/25 12:00PM-3:00PM

■ **LADERA HEIGHTS**
 8104 PARKWAY DRIVE NW
 \$165,000 | 1669 SQ. FT. | 2BDR | 2BA
ERA Sellers & Buyers Real Estate
 (505) 296-1500
 Gloria A Chavez
 MLS # 865810
 09/25 11:00AM-1:00PM

■ **LADERA HEIGHTS**
 9115 BREEZY COURT NW
 \$255,000 | 2360 SQ. FT. | 3BDR | 2BA
METROPLEX Realty, Inc
 (505) 504-7777
 P. Leroy Santillanes
 MLS # 873898
 09/25 11:00AM-2:00PM

■ **LADERA HEIGHTS**
 1431 CRESCENT DRIVE NW
 \$399,000 | 3274 SQ. FT. | 4BDR | 5BA
It's A Deal Realty, LLC
 (505) 270-1243
 Vicente Cano
 MLS # 870071
 09/25 11:00AM-2:00PM

■ **LOS CHAVEZ**
 5 VAQUERO
 \$265,000 | 2043 SQ. FT. | 3BDR | 2BA
Signature Southwest Properties
 (505) 332-8838
 Sonja Schuman
 MLS # 874660
 09/25 2:00PM-4:00PM

■ **NEAR NORTH VALLEY**
 4605 12TH STREET NW
 \$175,000 | 1485 SQ. FT. | 3BDR | 2BA
Century 21 Unica Real Estate
 (505) 293-8400
 Sutter Sugar
 MLS # 875906
 09/25 12:00PM-2:00PM

■ **NEAR NORTH VALLEY**
 1511 SAN LORENZO AVENUE NW
 \$275,000 | 2000 SQ. FT. | 3BDR | 2BA
Re/Max Select
 (505) 265-5111
 The Braden Team
 MLS # 863785
 09/25 12:00PM-2:00PM

■ **NEAR NORTH VALLEY**
 3100 12TH STREET NW
 \$440,000 | 3206 SQ. FT. | 4BDR | 3BA
Realty One of New Mexico
 (505) 883-9400
 Carol Cooper-Skopil
 MLS # 873237
 09/25 1:00PM-3:00PM

■ **NEAR NORTH VALLEY**
 1800 CAMINO RASO
 \$567,000 | 3240 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
 (505) 898-2700
 Mary Spensley
 MLS # 874923
 09/25 1:30PM-3:30PM

■ **NEAR NORTH VALLEY**
 2500 VILLA DORO WAY NW
 \$650,000 | 3015 SQ. FT. | 4BDR | 4BA
Coldwell Banker Legacy
 (505) 828-1000
 Joan L Wagner
 MLS # 873026
 09/25 2:00PM-4:00PM

■ **NEAR SOUTH VALLEY**
 817 WHITING ROAD SW
 \$175,000 | 2600 SQ. FT. | 4BDR | 3BA
EXP Realty LLC
 (505) 554-3873
 Nancy J Ullery
 MLS # 871052
 09/25 1:30PM-3:30PM

■ **NEAR SOUTH VALLEY**
 830 ARTHUR DRIVE SW
 \$179,000 | 1760 SQ. FT. | 4BDR | 3BA
Caruso Realty, LLC
 (505) 275-1301
 Natay Carroll
 MLS # 875359
 09/25 12:00PM-3:00PM

■ **NORTH ABQ ACRES**
 10710 DEL REY NE
 \$525,000 | 3150 SQ. FT. | 5BDR | 4BA
Coldwell Banker Legacy
 (505) 292-8900
 John M Lopez
 MLS # 871129
 09/25 2:00PM-5:00PM

■ **NORTH OF I**
 2 KIVA LOOP
 \$535,000 | 2935 SQ. FT. | 5BDR | 4BA
Coldwell Banker Legacy
 (505) 898-2700
 Alfred L Salas
 MLS # 870572
 09/25 1:00PM-4:00AM

■ **NORTH VALLEY**
 6800 VISTA DEL NORTE ROAD
 \$145,000 | 1237 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
 (505) 293-3700
 Jane Ryfun
 MLS # 874902
 09/25 2:00PM-4:00PM

■ **NORTH VALLEY**
 7005 CALLE ALMERIA NE
 \$219,500 | 1350 SQ. FT. | 3BDR | 2BA
Rush Home Real Estate
 (505) 620-0767
 Leah E Rush
 MLS # 874667
 10/01 10:00AM-12:00PM

■ **NORTH VALLEY**
 7616 CALLE ARMONIA NE
 \$245,000 | 1635 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
 (505) 898-2700
 Carol Sauder
 MLS # 875933
 09/25 2:00PM-4:00PM

■ **NORTH VALLEY**
 208 NICO TRAIL NW
 \$699,900 | 3805 SQ. FT. | 4BDR | 3BA
Brown & Associates, Inc.
 (505) 883-1674
 JoAnn Brown
 MLS # 859469
 09/25 1:30PM-3:30PM

 **FEATURED LISTINGS**



5112 ALBERTA AVE NE
RIO RANCHO, NM 87144
\$420,000
RIO RANCHO MID-NORTH
 4 BED / 3 BATH / 2,730 SQ. FT.
 SHIRLEY RICH
 KELLER WILLIAMS REALTY
 OFFICE: 505.271.8200 CELL: 505.280.8811

 MLS# 866082



8008 CORN MOUNTAIN PL NW
ALBUQUERQUE, NM 87114
\$294,900
PARADISE WEST
 3 BED / 3 BATH / 3,486 SQ. FT.
 SUSAN AGOSTINI
 ENCHANTED HOMES REALTY
 OFFICE: 505.944.2490 / CELL: 505.400.3307

 MLS# 875197



7912 TEABERRY ROAD NW
ALBUQUERQUE, NM 87120
\$399,000
TIBURON HEIGHTS
 3 BED / 2.5 BATH / 2,512 SQ. FT.
 SCOTT B CLARK
 DOUBLE EAGLE REAL ESTATE
 OFFICE: 505.883.1414 CELL: 505.933.1300

 MLS# 874992

FEATURE YOURSELF OR YOUR HOUSES HERE, EVERY SUNDAY.

Contact Jorge Lopez
 505.823.3393
 jalopez@abqjournal.com

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.

105 LISTINGS
Low: 145K
High: 699K

NORTHEAST HEIGHTS
10540 MONTGOMERY BOULEVARD NE
\$154,000 | 1541 SQ. FT. | 2BDR | 3BA
Sunbird Real Estate Services
(505) 350-4638
Sandra L Jones
MLS # 874699
09/25 1:00PM-3:00PM

NORTHEAST HEIGHTS
11004 APACHE AVENUE NE
\$159,900 | 1472 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Penny N Howard
MLS # 875872
09/25 1:00PM-3:00PM

NORTHEAST HEIGHTS
11621 BALDWIN AVENUE NE
\$169,900 | 2083 SQ. FT. | 3BDR | 2BA
Signature Southwest Properties
(505) 332-8838
Pamela S Heater
MLS # 868572
09/25 1:00PM-3:00PM

NORTHEAST HEIGHTS
12300 KINLEY AVENUE NE
\$180,000 | 1517 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Gregory Merrill
MLS # 868692
09/25 1:00PM-3:00PM

NORTHEAST HEIGHTS
9500 APACHE AVENUE NE
\$199,000 | 1530 SQ. FT. | 3BDR | 2BA
Rio Grande Valley Realty
(505) 263-1107
Brad Hastings
MLS # 875397
09/25 12:00PM-4:00PM

NORTHEAST HEIGHTS
3408 MONTREAL NE
\$240,000 | 2200 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 271-8200
Billingham Team
MLS # 875505
09/25 2:00PM-5:00PM

NORTHWEST HEIGHTS
4905 COSTA UASCA DRIVE NW
\$225,000 | 1650 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 271-8200
Santiago Aceves
MLS # 875810
09/25 2:00PM-4:00PM

NORTHWEST HEIGHTS
7600 RIO PENASCO COURT NW
\$229,000 | 1914 SQ. FT. | 3BDR | 2BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Kelly J Willems
MLS # 875598
09/25 1:00PM-3:00PM

NORTHWEST HEIGHTS
3915 TUNDRA SWAN COURT NW
\$239,000 | 1835 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 293-3700
Sandi Pressley
MLS # 874005
09/25 2:00PM-4:00PM

NORTHWEST HEIGHTS
5943 MESA VIENTO ROAD NW
\$254,900 | 2216 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Chantal Parsons
MLS # 875192
09/25 11:00AM-3:00PM

NORTHWEST HEIGHTS
7834 BURSERA DRIVE NW
\$259,000 | 2556 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 897-1100
Daniel R Gaillour
MLS # 875605
09/25 2:00PM-4:00PM

NORTHWEST HEIGHTS
5135 MIRADA DRIVE NW
\$272,000 | 2192 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 892-1000
Team Sedoryk
MLS # 871290
09/25 1:00PM-3:00PM

NORTHWEST HEIGHTS
5008 CALLE PARASOL NW
\$319,990 | 1940 SQ. FT. | 3BDR | 2BA
Pulte Homes of New Mexico
(505) 761-9606
Wade Messenger
MLS # 855589
09/25 1:00PM-4:00PM

NORTHWEST HEIGHTS
8700 ABIERTO VISTA CIRGLE NW
\$359,990 | 2911 SQ. FT. | 4BDR | 4BA
Pulte Homes of New Mexico
(505) 761-9606
Wade Messenger
MLS # 866049
09/25 1:00PM-4:00PM

NORTHWEST HEIGHTS
6708 BORDE ABIERTO STREET NW
\$389,990 | 3746 SQ. FT. | 5BDR | 4BA
Pulte Homes of New Mexico
(505) 761-9606
Wade Messenger
MLS # 840636
09/25 1:00PM-4:00PM

NORTHWEST HEIGHTS
7912 TEABERRY ROAD NW
\$399,000 | 2512 SQ. FT. | 3BDR | 3BA
Double Eagle Real Estate
(505) 883-1414
Scott B Clark
MLS # 874992
09/25 11:00AM-5:00PM, 10/01
11:00AM-5:00PM

NORTHWEST HEIGHTS
4912 CALLE ESPANA NW
\$429,990 | 2449 SQ. FT. | 4BDR | 4BA
Pulte Homes of New Mexico
(505) 761-9606
Wade Messenger
MLS # 870782
09/25 1:00PM-4:00PM

NORTHWEST HEIGHTS
4936 CALLE ESPANA NW
\$444,990 | 2449 SQ. FT. | 3BDR | 3BA
Pulte Homes of New Mexico
(505) 761-9606
Wade Messenger
MLS # 865855
09/25 1:00PM-4:00PM

FEATURED BROKERS



SUSAN SEDORYK CRS
OFFICE: 505.892.1000
CELL: 505.321.4622

Team Sedoryk Properties concentrates their efforts in assisting clients buying and selling fine homes in the Greater Albuquerque area. The Team consistently receives awards for their professional performance. Call today for unparalleled service in acquiring your next home or investment venture.

COLDWELL BANKER LEGACY REALTORS
WWW.TEAMSEDORYKPROPERTIES.COM



BARBARA MADARAS CRS • GRI • GREEN
OFFICE: 505.292.8900
CELL: 505.301.1033

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My Goal: To do a job that would cause you to enthusiastically recommend me to your closest friends! My promise: That every client feels they are my Only Client! Let me be a BULLDOG for you anywhere in the Metro Area!

COLDWELL BANKER LEGACY
WWW.BARBARAMADARAS.COM



PATSY SPELLMAN
OFFICE: 505.281.2596
CELL: 505.321.8848

Nature Pointe is a gated community 13 minutes from Albuquerque in the East Mountains, offering 2-acre lots from \$99,000-\$149,000. The centerpiece of Nature Pointe is the 18,000 square foot clubhouse, replete with amenities typically reserved for a vacation destination.

INFINITY REAL ESTATE
WWW.NATUREPOINTE.COM



DIANA COSTALES
OFFICE: 505.892.1000
CELL: 505.363.5457

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COLDWELL BANKER LEGACY - RIO RANCHO
COLDWELLBANKERLEGACY.COM/DIANA.COSTALES

THIS SUNDAY - SATURDAY

OPEN HOUSES

■ NORTHWEST HEIGHTS

8701 PIEDRA LUMBRE ROAD NW
\$465,990 | 4250 SQ. FT. | 6BDR | 5BA
Pulte Homes of New Mexico
(505) 761-9606
Wade Messenger
MLS # 872352
09/25 1:00PM-4:00PM

■ NW EDGEWOOD

18 VISTA VERDE WAY
\$290,000 | 2314 SQ. FT. | 4BDR | 2BA
RE/MAX PROS
(505) 281-7767
Casa Dream Team
MLS # 874593
09/25 12:00PM-3:00PM

■ PARADISE EAST

5219 RIDGE ROCK AVENUE
\$174,900 | 1570 SQ. FT. | 3BDR | 2BA
SSP Real Estate
(505) 620-0068
Cornelia Schloss
MLS # 874792
09/25 1:00PM-3:00AM

■ PARADISE EAST

4315 BRYAN AVENUE NW
\$207,900 | 1736 SQ. FT. | 3BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Dennis M Friedland
MLS # 875255
09/25 1:00PM-4:00PM

■ PARADISE EAST

4612 BAKER COURT NW
\$235,000 | 1971 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900
Cassandra D Morrison
MLS # 875699
09/25 1:00PM-3:00PM

■ PARADISE EAST

4415 GLENCROFT AVENUE NW
\$245,000 | 1901 SQ. FT. | 3BDR | 2BA
Equity New Mexico
(505) 291-0050
Paul T Holley
MLS # 874918
09/25 12:00AM-3:00PM

■ PARADISE EAST

9980 BUCKEYE STREET NW
\$349,900 | 2703 SQ. FT. | 4BDR | 2BA
ABQhomes
(505) 299-2580
Fred&Sandra Creek
MLS # 873000
09/25 1:30PM-4:00PM

■ PARADISE WEST

10519 OSO RIDGE PLACE NW
\$269,900 | 3065 SQ. FT. | 4BDR | 3BA
Re/Max Elite
(505) 798-1000
Regina V Barela
MLS # 862751
09/25 2:00PM-4:00PM

■ PARADISE WEST

8015 CORN MOUNTAIN PLACE NW
\$289,900 | 3118 SQ. FT. | 4BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Barbara Wade
MLS # 875790
09/25 1:00PM-4:00PM

Re/Max Alliance Realtors

4 Bedrooms/2.5 Bath
2,100 sq. ft.
2 Car Garage
Rio Rancho



Fantastic NE Location

\$207,500

2014 Dillon Drive NE
Rio Rancho, 87124
MLS #872138

Beautiful Tuscan Living

\$569,000

7508 Esmail NE
Albuquerque, 87113
MLS #871759



4 Bedrooms/3 Bath
3,323 sq. ft.
2 Car Garage
ABQ Acres West



Melissa Morenus

Remax Alliance Realtors
9577 Osuna Rd, NE Ste. B
505.620.5504 - cell
505.298.9999 - office



FEATURED LISTINGS



**1800 CAMINO RASO
ALBUQUERQUE, NM 87107
\$567,000
NEAR NORTH VALLEY**

4 BED / 3 BATH / 3,240 SQ. FT.
MARY SPENSLEY
COLDWELL BANKER LEGACY
OFFICE: 505.244.1600 CELL: 505.610.0806
MLS# 874923



**13000 YARROW TRAIL NE
ALBUQUERQUE, NM 87112
\$349,000
NORTHEAST HEIGHTS**

3 BED / 3 BATH / 2,192 SQ. FT.
CHRISTINE LOHKAMP
SIGNATURE SOUTHWEST PROPERTIES
OFFICE: 505.332.8838 CELL: 505.410.8293
MLS# 870350



**816 SCORIA DRIVE NW
ALBUQUERQUE, NM 87120
\$268,000
LADERA HEIGHTS**

5 BED / 4 BATH / 2,500 SQ. FT.
LINDA MARTINEZ
COLDWELL BANKER LEGACY REALTY
OFFICE: 505.828.1000 CELL: 505.385.2117
MLS# 870299



**13001 YARROW TRAIL NE
ALBUQUERQUE, NM 87112
\$349,000
NORTHEAST HEIGHTS**

3 BED / 3 BATH / 2,040 SQ. FT.
KAYE MYERS
COLDWELL BANKER LEGACY REALTORS
OFFICE: 505.293.3700 CELL: 505.379.3161
MLS# 865246

THIS SUNDAY - SATURDAY

OPEN HOUSES

PARADISE WEST

10904 NUEVA ESPANA COURT NW
\$290,000 | 2120 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900
Bryan Lopez
MLS # 874712
09/25 1:00PM-3:00PM

PARADISE WEST

8008 CORN MOUNTAIN PLACE NW
\$294,900 | 3486 SQ. FT. | 3BDR | 3BA
Enchanted Homes Realty
(505) 944-2490
Susan R Agostini
MLS # 875197
09/25 1:00PM-4:00PM

PARADISE WEST

8142 SAND SPRINGS CIRCLE NW
\$314,500 | 3659 SQ. FT. | 4BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Marcelle Vittitow
MLS # 873702
09/25 1:00PM-4:00PM

RIO COMMUNITIES/TIERRA GRANDE

1806 NANCY LOPEZ BOULEVARD
\$155,000 | 1480 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Jonathon Apodaca
MLS # 874544
10/01 10:00AM-1:00PM

RIO COMMUNITIES/TIERRA GRANDE

1025 LEE TREVINO DRIVE
\$159,000 | 1478 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 271-8200
Brooks Real Estate Team
MLS # 875832
09/25 1:00PM-3:00PM

RIO COMMUNITIES/TIERRA GRANDE

1021 LEE TREVINO BOULEVARD
\$175,000 | 1997 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 271-8200
Brooks Real Estate Team
MLS # 873232
09/25 1:00PM-3:00PM

RIO RANCHO MID

885 TREASURE DRIVE SE
\$150,000 | 1366 SQ. FT. | 3BDR | 2BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300
John Fernandez
MLS # 873902
09/25 1:00PM-3:00PM

RIO RANCHO MID

6167 COTTONTAIL ROAD NE
\$170,000 | 1520 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900
James Shive
MLS # 874139
09/25 12:00PM-3:00PM

RIO RANCHO MID

2017 LAM COURT NE
\$295,000 | 2445 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 892-1000
Faith Martin-Leithead
MLS # 874581
09/25 1:00PM-3:00PM

RIO RANCHO MID

2812 ISLAND LOOP
\$300,000 | 2552 SQ. FT. | 4BDR | 3BA
Maddox & Co/REALTORS
(505) 764-0400
Barbara Maddox
MLS # 864727
09/25 1:00PM-4:00PM

RIO RANCHO MID

704 COLORADO MOUNTAIN ROAD NE
\$314,999 | 2324 SQ. FT. | 4BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Robert Pimentel
MLS # 875701
09/25 9:00AM-1:00PM

RIO RANCHO MID

3851 SPYGLASS LOOP SE
\$343,000 | 2710 SQ. FT. | 4BDR | 3BA
La Puerta Real Estate Serv LLC
(505) 867-3388
Jennise A Phillips
MLS # 870418
09/25 2:00PM-4:00PM

RIO RANCHO MID

105 LOS MIRADORES DRIVE NE
\$419,900 | 4295 SQ. FT. | 6BDR | 5BA
Realty One of New Mexico
(505) 883-9400
Edmund McGee
MLS # 874685
09/25 1:00PM-3:00PM

RIO RANCHO MID

911 MESA ROJA TRAIL
\$472,521 | 3471 SQ. FT. | 5BDR | 4BA
Pulte Homes of New Mexico
(505) 761-9606
Wade Messenger
MLS # 855503
09/25 2:00PM-5:00PM

RIO RANCHO MID

6620 PASILLA ROAD NE
\$525,000 | 3300 SQ. FT. | 3BDR | 3BA
Re/Max Elite
(505) 798-1000
Trish Prien
MLS # 874783
10/01 1:00PM-3:00PM

RIO RANCHO NORTH

5247 AZTEC COURT NE
\$236,870 | 2596 SQ. FT. | 4BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Tony Legendre
MLS # 875136
10/01 12:00PM-3:00PM

RIO RANCHO NORTH

2844 LA LUZ CIRCLE NE
\$424,900 | 3841 SQ. FT. | 5BDR | 4BA
Coldwell Banker Legacy
(505) 292-8900
Silesha M Montano Naden
MLS # 869959
09/25 2:00PM-4:00PM

RIO RANCHO SOUTH

2836 SIGOMORO LANE SE
\$369,900 | 3672 SQ. FT. | 4BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Elizabeth J Marcotte
MLS # 866448
09/25 12:00PM-3:00PM

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105 LISTINGS
Low: 145K
High: 699K



MLS# 875905

6271 Azaleas Road Nw
Albuquerque, NM 87114

3 Bed | 2 Bath | 1,643 sqft
2 Car Garage
\$234,500





Diane Diaz

Mobile: 505-238-2467

E-mail: dianediaz505@gmail.com





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THIS SUNDAY - SATURDAY
OPEN HOUSES

■ SANDIA HEIGHTS
 1944 QUAIL RUN LOOP NE
 \$359,900 | 2185 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
 (505) 293-3700
 Max M Sanchez
 MLS # 875169
 09/25 2:00PM-5:00PM

■ SE EDGEWOOD
 14 VALLEY TRAIL
 \$349,000 | 2418 SQ. FT. | 3BDR | 2BA
Equity New Mexico
 (505) 291-0050
 Jeannice Perry
 MLS # 867290
 09/25 1:00PM-3:00AM

■ SOUTH 217
 7 LAS LOMITAS COURT
 \$251,900 | 2380 SQ. FT. | 4BDR | 2BA
Equity New Mexico
 (505) 291-0050
 Jeannice Perry
 MLS # 850103
 09/25 10:00AM-12:00PM

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.

105 LISTINGS
LOW: 145K
HIGH: 699K

■ SOUTHWEST HEIGHTS
 9905 CANYON GATE TRAIL SW
 \$162,700 | 1607 SQ. FT. | 3BDR | 2BA
One Accord Realty
 (505) 890-5200
 Holly G Smith
 MLS # 870816
 10/01 1:00PM-3:00AM, 10/01 1:00PM-3:00PM

■ UNM
 504 CARLISLE BOULEVARD NE
 \$224,900 | 1200 SQ. FT. | 2BDR | 2BA
Bruce Caird Realty Inc
 (505) 881-9696
 Kim Caird
 MLS # 868144
 09/25 1:00PM-3:00PM

■ UNM
 302 QUINCY STREET NE
 \$229,000 | 1650 SQ. FT. | 3BDR | 2BA
Butterfield Lane Properties
 (505) 450-3443
 Dee-Dee Butterfield
 MLS # 863180
 09/25 12:00PM-12:00PM

■ UNM
 1720 BRYN MAWR DRIVE NE
 \$235,000 | 2000 SQ. FT. | 4BDR | 2BA
Rick Walsh Realty
 (505) 797-2000
 Rick Walsh
 MLS # 870336
 09/25 11:30AM-1:00PM

■ UNM
 805 QUINCY STREET NE
 \$249,000 | 1343 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
 (505) 883-9400
 Remington Properties LLC
 MLS # 875268
 09/25 12:00PM-3:00PM

■ UNM SOUTH
 531 CEDAR STREET SE
 \$149,900 | 869 SQ. FT. | 2BDR | 1BA
Lucky Dog Realty, LLC
 (505) 270-5552
 Kelly R Taliaferro
 MLS # 870916
 09/25 1:00PM-3:30PM

■ UNM SOUTH
 1500 MONROE PLACE SE
 \$229,900 | 1708 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
 (505) 271-8200
 Robert Pennington
 MLS # 867754
 09/25 1:00PM-4:00AM

■ UNM SOUTH
 629 MONROE STREET SE
 \$295,000 | 1572 SQ. FT. | 3BDR | 2BA
One Stop Realty
 (505) 881-0302
 John Evan Sanderson
 MLS # 875232
 09/25 1:00PM-3:00PM

■ UPTOWN
 3708 ALTA MONTE AVENUE NE
 \$165,000 | 1600 SQ. FT. | 4BDR | 3BA
Q Realty, Inc
 (505) 750-0059
 Valencia King
 MLS # 872767
 09/25 1:30PM-3:30PM

■ UPTOWN
 7120 BELLROSE AVENUE NE
 \$239,900 | 1732 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
 (505) 883-9400
 Timothy Z Brown
 MLS # 875774
 09/25 1:00PM-3:30PM

■ UPTOWN
 7708 SIERRA AZUL AVENUE NE
 \$289,000 | 2637 SQ. FT. | 4BDR | 2BA
Jan Wilson Real Estate
 (505) 385-5246
 Ashley E Nunn
 MLS # 866053
 09/25 2:00AM-4:00PM

■ UPTOWN
 7600 SIERRA AZUL AVENUE NE
 \$325,000 | 2701 SQ. FT. | 5BDR | 3BA
Coldwell Banker Legacy
 (505) 828-1000
 Jamie L Schilling
 MLS # 872477
 09/25 12:00PM-3:00PM

■ UPTOWN
 2929 WYOMING BOULEVARD NE
 \$375,000 | 3370 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
 (505) 271-8200
 Robert Sutton
 MLS # 874650
 09/25 2:00PM-4:00PM

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