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ISSUE 23

OCTOBER 21 – OCTOBER 27, 2016



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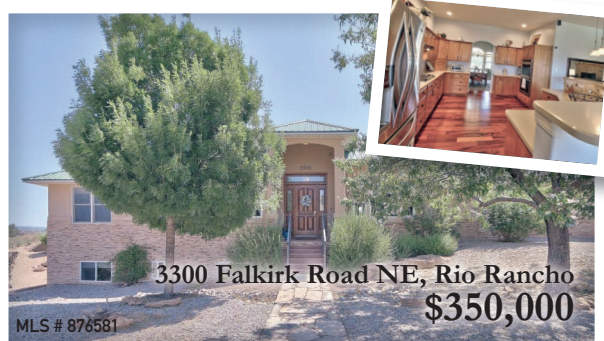


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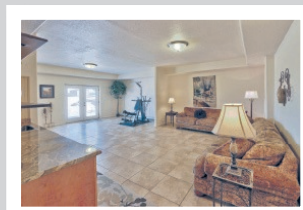
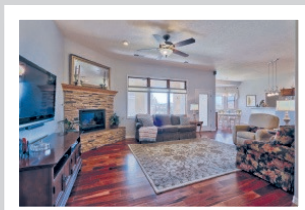


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STYLE TRENDS

Boho chic embodies the unconventional marriage of bohemian color and 1960s design sensibilities.



Source: Loloi Rugs

BOHO CHIC: FROM FASHION DESIGN TO HOME DECOR



BY MATT GABEL

SERAFIAN'S ORIENTAL RUGS

TIPS TO CREATE A COLORFUL, UNIQUE SPACE

COLORFUL AND KITSCHY BOHEMIAN CHIC, ALSO KNOWN AS BOHO CHIC, has dominated the fashion industry for years and has recently expanded into home decor. With clothing styles popularized by such names as Sienna Miller, Kate Moss, as well as Mary Kate and Ashley Olsen – boho chic has moved from the closet to living rooms, bedrooms and more.

It is the unconventional marriage of bohemian colors and 1960s design sensibilities. Imagine an explosion of color and design flowing together in a brilliant menagerie of draperies, rugs, throws, and accent items – that gives you an idea of what boho chic for the home means. Boho chic is all about breaking from the humdrum decorating norms. “Boho” derives from the term “bohemian homeless”. It embraces not only decorating on a budget – casting aside the

expensive and extravagant – but also finding one's own sense of color and design. Chic, of course, is all doing it with style.

BRIGHT, COLORFUL CENTERPIECE

To bring boho chic into your home, begin with a bright and colorful unique tribal piece – perhaps a rug or wall hanging. This piece will be the centerpiece of your design, which can be surrounded with functional, simple, often solid colored furniture, giving the space body.

Joanna Gaines, known for her HGTV Fixer Upper Show, specializes in boho chic. In addition to using boho chic techniques in her show, she has launched a line of boho chic rugs as part of the Magnolia Home collection. These rugs are perfect for use as the centerpiece of your boho chic home design.

“The right rug can become the centerpiece

HOME DECOR



Source: Loloi Rugs

of a room when it's paired with the right space. The perfect one should be a continuation of the story your home tells; so whether you love bold, bright and patterned, or soft, neutral and subtle, there's something in this rug collection that will speak to you no matter your style," says Gaines. The Magnolia Home line of boho chic rugs is only available in New Mexico at Serafian's Oriental Rugs.

UNIQUE, COMPLEMENTARY ACCENTS

Once the perfect rug has been found, continue your boho chic design with a plethora of colorful throws as well as unique and eye-catching items to give depth and dimension to the area. Remember to be different but complemen-

tary. Every element in the space should feel unique but also flow together with the other pieces. For instance, the throw pillow stands on its own in color and design, but looks good with that neat statue or foot stool you found at the flea market. That rug pulls into the drapes, which pulls into the covers, but it's clear that none were made for the other.

When you decorate your room in boho chic decor, don't shy away from bright, bold and beautiful colors. Anything can work. It's less about using what's expected and all about using what you love.

The only real rule is that there are no strict rules. Boho chic is all about creating the space that reflects the inner, expressive you. ■

505.504.RUGS, serafians.com

HOME OF THE WEEK

Stillbrooke



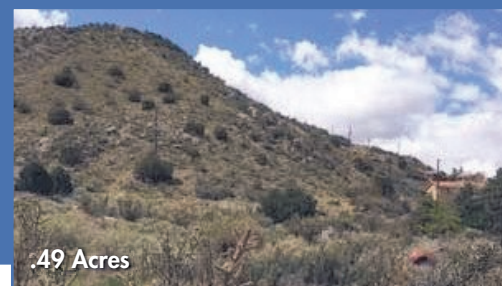
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TRIPLE NET LEASE INVESTMENTS

BY TIM HOUSE

MANAGING DIRECTOR, SVN TEAM SOUTHWEST

Find out more at carnm.com

THE UNCERTAINTY OF TRADITIONAL INVESTMENT CLASSES and lack of a meaningful return have generated tremendous investor interest in net-leased, single-tenant real estate here in Albuquerque and across the nation. These properties, often referred to as NNN or STNL, are typically free-standing buildings leased to national tenants on a long-term lease of 10 to 25 years. The typical tenants are widely varied and most are household names such as AutoZone, McDonald's, Walgreen's, Dollar General and FedEx.

LEASE STRUCTURE

The appeal of investing in a NNN property includes predictable income, lower-risk income, capital preservation, tax deferment, hedge against inflation and pride of ownership. Honestly, who among us wouldn't want to own the Starbuck's store down the street that pays a great monthly rent like clockwork every

month? Telling our friends that we owned it would be a bonus.

The NNN lease structure requires that the tenant pays rent monthly as well as pay the property taxes, property insurance and property maintenance. The benefit of little or no management responsibilities cannot be understated, especially if the property is located in another city or state. Couple these benefits with tax advantages and the ability to defer capital gains through the use of a 1031 Exchange, and it is easy to see the appeal.

PROPERTY OFFERINGS

Property offerings are generally separated by the quality of the tenant and by the type of business they are in. The first category is retail and restaurants, including quick service, casual dining, drug stores, auto parts stores, dollar stores and home improvement stores. The second category is industrial, including distribu-

tion and service centers. The third category is medical office buildings, such as dialysis centers and urgent care.

TENANT RATINGS

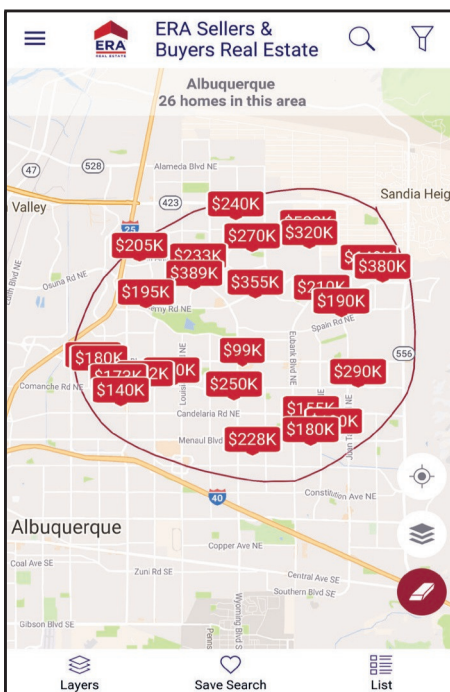
Tenants are rated as credit tenants or non-credit tenants by rating companies like Standard & Poor, Moody's, or Fitch Group. The most desirable tenants are rated as institutional-grade investments such as CVS and McDonald's. Non-credit tenants are rated below investment grade or not rated by the agencies. These unrated tenants can be local, regional or national companies. Some very good tenants are not rated because they carry no debt. An example of an unrated tenant is Sprouts Farmers Market.

Major factors to consider prior to investing in a NNN leased property include income yield, also known as return on investment; income stability, or length of the lease and rental in-

creases; income quality, drawn from the tenant strength, credit rating and financial statements; lease provisions, such as landlord responsibilities and tenant responsibilities; location factors, like traffic count, visibility, ease of access and complimentary neighboring businesses; demographics, such as population and income; and the nature of improvements including age, condition and conversion for another use.

THE DEVIL IS IN THE DETAILS

In closing, net-leased investment properties offer a solid avenue for stable income, wealth building, estate planning and flexibility. These investments provide more control than the equities market and allow the ability to exchange management-intensive real estate for a very low-effort investment. Remember that the devil is in the details and a qualified commercial real estate broker with specialized knowledge can greatly assist you on your journey. ■



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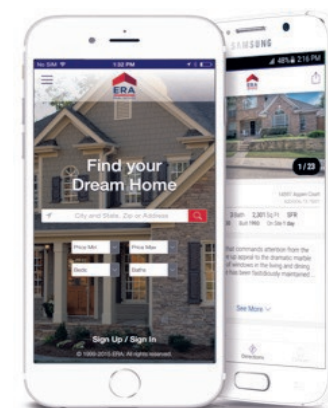
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ABOUT THE COVER

WELCOME TO 713 TIWA LANE NE. This home is the 16th annual Lobo House built by RayLee Homes. Every year, RayLee builds a home and all profits go to the UNM Lobo Athletics programs to help fund scholarships for men and women student athletes at the University of New Mexico.

This move-in ready home is Build Green

New Mexico Silver Certified. It features the Blue Winged Olive floorplan including a three-car garage; and it is located in the private, gated community of Ocotillo Hills. The community is convenient to Rio Rancho, and close to Rio Rancho High School, yet far enough away to be private. Beautiful design upgrades like granite countertops are included in this recently-reduced home. ■

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HOME MAINTENANCE



Conduct roof inspections prior to the start of winter to prevent problematic issues during the cold season.

ROOF INSPECTIONS PREVENT PROBLEMS

CHECK FOR SIGNS OF DAMAGE BEFORE WINTER SETS IN

COLD WEATHER CAN BE TOUGH ON A HOME, and perhaps no part of a home is more vulnerable to harsh winter weather than its roof. Fallen snow can equate to several pounds of pressure placed on a residential roof. Roofs do not often collapse under heavy snowfall.

But adverse winter weather conditions can compromise roofs in other ways. Water leakage and damage to the roof's interior are just two of the potentially problematic issues that can arise when roofs are battered by cold, blustery weather. That's why many home improvement specialists advise homeowners to conduct roof inspections prior to the start of winter.

Many homeowners can conduct their own cursory roof inspections, but they may not know exactly what to look for. The National Roofing Contractors Association says that there are certain key areas to inspect that may reveal some telltale signs of roof damage.

CURLED, CRACKED OR MISSING SHINGLES

Inclement weather can test the strength of even the most durable roofs. Even though many roofs are designed to last up

to 30 years, some may need to be replaced early, particularly when they have been exposed to harsh weather over a period of years. Individual shingles can be replaced as spot treatments, but if the damage is widespread, a new roof may be necessary.

WATER LEAKS

Figure out if water inside the home is coming from the roof. Water stains do not always indicate problems with the roofing, but it's better to be safe than sorry.

LOOK FOR PROTECTIVE GRANULES WEARING OFF

If gutters are filled with the sandy granular material that coats roofing shingles, that may be a sign of an aging or damaged roof.

INSPECT FLASHING

Professional roofers can recognize properly-installed flashing, the material that connects the roof to other parts of the house that adjoin the roof – like skylights or a chimneys. Poorly installed flashing can cause leaks. Stains that appear below

chimneys or near attic windows may indicate that new flashing, not new shingles, is needed.

GUTTERS AND DOWNSPOUTS

A roof is the sum of its parts, and that includes downspouts and gutters. If the gutters are clogged or damaged, they cannot direct water away from the house properly. Snow, leaves and other debris needs to be cleared from gutters to help them function at optimal capacity.

ANIMAL AND INSECT DAMAGE

It's not just poor weather that homeowners need to consider with regard to roof damage; insects and animals may cause problems with roofs as well. A roof inspection may shed light on potential pest problems. Holes or nesting materials may indicate that an animal or animals are using the attic as a shelter from the elements.

Get to the root of issues with your home's roof before they become bigger problems once winter arrives. A thorough inspection can reveal problems that may prove costly if ignored. ■

DOWN PAYMENT ASSISTANCE

CONSIDER FINANCIAL OPTIONS WHEN BUYING A HOME



BY CHANIN KELLY

LOAN OFFICER, FROST MORTGAGE BANKING GROUP

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chanin_kelly@frostmortgage.com

KNOW THIS: IF YOU ARE LOOKING TO PURCHASE a home, you may not need that down payment you think you do. There is a program right here in Albuquerque and all across New Mexico that is available to first time homebuyers as well as non-first time homebuyers with low to moderate income.

The down payment assistance grant is used to finance single-family, owner-occupied residences and the borrower must occupy the property within 60 days. Federal Housing Administration, Department of Veterans Affairs, U.S. Department of Agriculture and Housing Finance Agencies Preferred loan programs are

allowed. The borrower has to have a minimum 620 credit score and contribute \$500 of his or her own funds. The maximum household income limit is \$90,000.

The qualifying guidelines can relate to your income, employment, assets, liabilities and credit history. Some first-time homebuyer programs and government-sponsored loans have lighter qualifying guidelines.

You will need to provide proof of income and assets to get a mortgage loan. Find out what documents will be required in your particular situation by asking your lender. It's a good idea to gather and organize your personal financial documents prior to beginning the

loan application process. By doing so, you may prevent delays in the process later on.

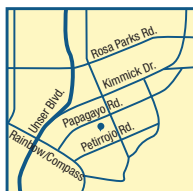
If you provide the lender with complete, accurate information, everything should go smoothly. However, there could be a delay if the lender discovers credit problems or if other unforeseen circumstances develop. This is why it is critical to get your credit in order.

Keep in mind, the down payment assistance grant does not have to be repaid, it is 3 percent of the first mortgage loan amount and can be used to finance the down payment and/or closing costs. ■

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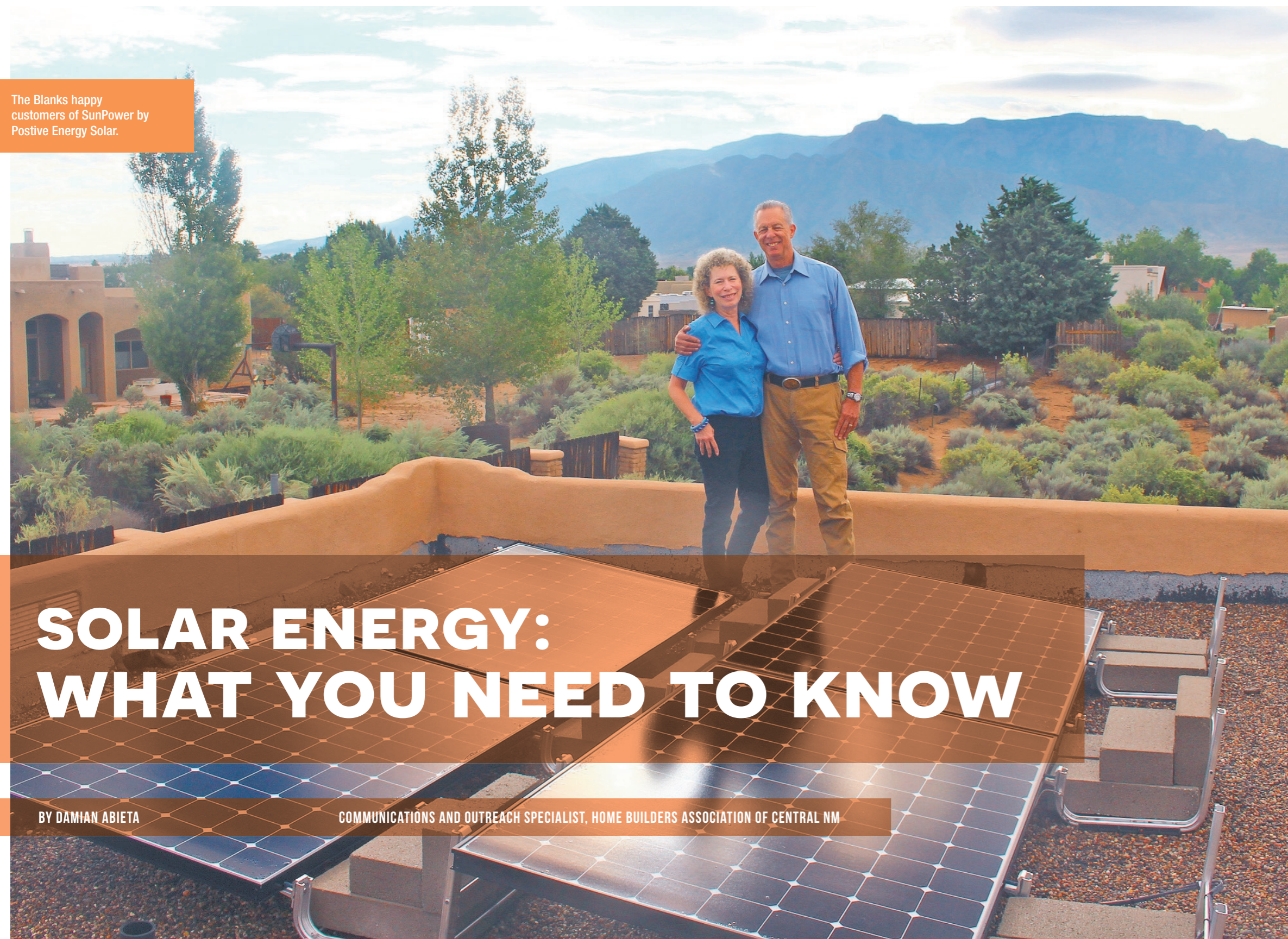
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SOLAR ENERGY: WHAT YOU NEED TO KNOW

BY DAMIAN ABIETA

COMMUNICATIONS AND OUTREACH SPECIALIST, HOME BUILDERS ASSOCIATION OF CENTRAL NM

CONSIDER YOUR OPTIONS AND DO YOUR RESEARCH TO GET THE BEST SYSTEM FOR YOUR HOME

ALTERNATIVE ENERGY, LIKE SOLAR, IS GROWING IN POPULARITY ACROSS the state of New Mexico. Recent price increases from traditional energy-providing companies have many people looking elsewhere for their energy. With so many options for solar panels and so many companies to choose from it can be difficult to find the right solar solution for your needs. Jim Pettegrew, Technical Sales Advisor of SunPower by Postive Energy Solar, says the process for solar can seem intimidating, but having some background solar knowledge can give you the confidence to make the right decision – and ask the right questions.

LOOK AT YOUR ELECTRIC BILL

There are two main areas that solar experts evaluate: the electric bill and the roof. “The first thing to consider is that everyone is different,” says Pettegrew. He explains that solar entails a customized plan for every home, because every home and every family uses a different amount of energy. Many people try to get an idea about the cost for going solar from friends or neighbors who have gone solar, but often times this can be misleading.

Solar companies typically ask for energy bills from the last 12 months to estimate the amount of the energy the family uses. They can then determine how many solar panels will be needed to offset energy consumption. “The goal is to make 100 percent of power on the roof based on usage,” says Pettegrew. An overabundance of energy is not necessarily a bad thing, however, the family will essentially be paying extra for unused energy. Energy providing companies like PNM only give credits, not a check, for the extra power the solar panels make. So while extra credits will roll over forever, it’s better to size the system to meet the customer’s energy demand.

CONSIDER YOUR ROOF

The other important factor is the roof. Experts determine solar panel needs based on the direction the roof faces as well as the amount of shading on the roof. A south-facing roof with no shading provides for optimal solar panel placement. Professionals will also evaluate the roof’s condition to ensure it can support the solar power array. While solar panels are typically installed on the roof, solar companies can also do ground mounted installations or install them on a carport. For people with limited roof space, or those who

think solar panels on their roof will not be appealing, these are a couple of great options.

Also consider the condition of your roof when contemplating going solar. If roof maintenance must be done after the panels are installed, the homeowner will have to pay for the solar installer to both remove and reattach the solar system. “Many homeowners get a new roof at the same time they get solar,” says Pettegrew. Never try to remove the solar array on your own - this will void any warranty and can lead to very costly repairs.

MISCONCEPTIONS

“People think that using solar panels removes them from the grid,” says Pettegrew. But homes using solar panels are usually still connected and will continue to pay the flat rate monthly fee – approximately five dollars. Because solar panels only generate electricity when the sun is out, the power source automatically switches over to PNM when the sun goes down.

Although homeowners are using PNM’s services during those nighttime hours, the credits accumulated by the solar panels that were banked during the day will typically cover the charge for the energy use at night. Everything in the home works just as it did before

ALTERNATIVE ENERGY

SOLAR ENERGY CONTINUED
FROM PAGE 11

solar panels were installed; there are no extra buttons or switches that the homeowner is required to use in order to make the switch.

FINANCING AND TAX INCENTIVES

“Most people want solar to save them money,” Pettegrew says. As we all want a greener planet, cost and money savings are the biggest factors for people considering solar. The cost for solar is dependent upon the homeowner’s usage of energy, but most people receive a return on their investment. “People enjoy the flat rate too,” says Pettegrew. People using solar energy usually only pay for their solar power system and their monthly fee from PNM.

The price for owning a system is the same every month; that never changes, unlike a bill from a traditional energy provider. In most cases, people are paying the same if not less – than what they were paying their utility on a monthly basis. For most homeowners, adding solar panels does not change their monthly cost. Many solar customers choose to finance their system and solar companies partner with local lenders; there are loans available anywhere from 5 to 30 years.

Additionally, there are federal tax incentives for those who install a solar array. Homeowners can save 30 percent of the cost to install the solar system with no limit on the price. The tax credit can also be applied to redo the portion of the roof where the solar will be installed. Beware of solar powered purchase agreements (PPA, similar to a lease) when going solar, as you will not be eligible to receive the tax credits in this case.

CHOOSING THE RIGHT SYSTEM AND PROFESSIONAL

“Consider the manufacturer, warranty and durability,” says Pettegrew. “This is an investment for your home for the next 25 to 40 years. This is why it’s so important that people do their research,” he says. Ask the installer how long they have been in business and how long the warranty for their panels lasts. Solar power is a competitive business and warranties only last as long as the company is in business. Also ask if the installer is NABCEP (North American Board of Certified Energy Practitioners) certified. This certification requires classroom instruction, documented experience in leading installations and the passing of a comprehensive written exam.

Also ask how the company projects system output. Energy output estimates are based solely on computer-generated photos of the property and can be unreliable. Make sure you get an on-site home analysis, a documented performance of similar systems from the installer and ask for a solar resource tool to survey your home and property’s solar access. Most importantly ask about the company’s values.

SunPower by Positive Energy Solar has installed solar power systems around New Mexico for nearly 20 years and they believe New Mexico is a prime location for solar energy. Above all, they say finding the right fit is the most important thing for the homeowner. Use resources like Solar-Reviews.com that do not allow companies to pay to have reviews written or removed. Also visit www.nabcep.org to find information on certified installers. Most importantly, meet with a professional to get the right solar system for your home. ■

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(505) 883-9400
Sofia D Sullivan
MLS # 877581
10/22 11:00AM-1:00PM

■ ABQ ACRES WEST

7135 EAGLE CANYON ROAD NE
\$395,000 | 2808 SQ. FT. | 4BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Barbara Wade
MLS # 876334
10/23 1:00PM-3:00PM

■ ABQ ACRES WEST

8801 DORIS STEIDER STREET NE
\$425,000 | 3015 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
Chelsea B Countryman
MLS # 877748
10/23 1:00PM-3:00PM

■ ABQ ACRES WEST

8515 HAMPTON AVENUE NE
\$436,000 | 2436 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 271-8200
Mary Bader
MLS # 877009
10/22 12PM-2PM, 10/23 12PM-2PM

■ ABQ ACRES WEST

8204 VIA ALEGRE NE
\$599,000 | 3383 SQ. FT. | 4BDR | 4BA
Brown & Associates, Inc.
(505) 883-1674
JoAnn Brown
MLS # 868035
10/22 1:30PM-4PM, 10/23 3PM-5PM

■ ACADEMY WEST

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Kurstin Johnson
MLS # 877154
10/23 2:00PM-4:00PM

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6420 HARPER COURT NE
\$215,000 | 2350 SQ. FT. | 4BDR | 3BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Jessica Garcia
MLS # 867137
10/23 12PM-2PM, 10/23 2PM-4PM

■ ACADEMY WEST

6113 RIO HONDO DRIVE
\$275,000 | 1998 SQ. FT. | 2BDR | 2BA
Coldwell Banker Legacy
(505) 293-3700
Mike D Haley
MLS # 877360
10/22 2:00PM-4:00PM

■ CORRALES

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Lea Beth LaDue
MLS # 861898
10/23 1:00PM-3:00PM

■ DOWNTOWN AREA

401 15TH BOULEVARD NW
\$199,900 | 1504 SQ. FT. | 2BDR | 3BA
Keller Williams Realty
(505) 897-1100
Karsten & Associates
MLS # 876717
10/22 2:00PM-4:00PM

■ DOWNTOWN AREA

416 MONTOYA STREET NW
\$249,990 | 1296 SQ. FT. | 2BDR | 2BA
Keller Williams Realty
(505) 897-1100
Joseph Maez
MLS # 877533
10/22 1PM-3PM, 10/23 1PM-3PM

■ FAIRGROUNDS

6005 BELLAMAH AVENUE NE
\$199,900 | 2109 SQ. FT. | 4BDR | 2BA
Keller Williams Realty
(505) 271-8200
The Schuster Team
MLS # 872713
10/22 3:00PM-5:00PM

■ FAIRGROUNDS

1512 DAKOTA STREET NE
\$350,000 | 3117 SQ. FT. | 4BDR | 3BA
Century 21 Unica Real Estate
(505) 293-8400
Laurie Balmer
MLS # 877211
10/23 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
10/21 3:00PM-6:00PM

■ FAR NE HEIGHTS

5414 LUTTRELL COURT NE
\$200,000 | 1280 SQ. FT. | 2BDR | 2BA
Keller Williams Realty
(505) 271-8200
Billingham Team
MLS # 877730
10/22 12PM-2PM, 10/22 1PM-3PM,
10/23 1PM-3PM

■ FAR NE HEIGHTS

4701 BALI COURT NE
\$217,000 | 1700 SQ. FT. | 4BDR | 2BA
Coldwell Banker Legacy
(505) 828-1000
David V Walters
MLS # 873648
10/22 10:00AM-1:00PM

■ FAR NE HEIGHTS

8313 RUIDOSO ROAD NE
\$225,000 | 1735 SQ. FT. | 4BDR | 2BA
Keller Williams Realty
(505) 271-8200
Billingham Team
MLS # 876214
10/22 1PM-3PM, 10/23 1PM-4PM

SOUTHWEST MLS

THIS FRIDAY - THURSDAY

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.

137 LISTINGS

LOW: 77K

HIGH: 1.24M

■ FAR NE HEIGHTS
8400 IRONSIDE NE
\$229,900 | 1511 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Linda J Coy
MLS # 871080
10/23 11:00AM-2:00PM

■ FAR NE HEIGHTS
7533 KEYSTONE DRIVE NE
\$230,000 | 1222 SQ. FT. | 2BDR | 2BA
Brown & Associates, Inc.
(505) 883-1674
JoAnn Brown
MLS # 876627
10/22 1:30PM-3:30PM

■ FAR NE HEIGHTS
7305 GENERAL KEARNY NE
\$259,900 | 1852 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Krishna Jaiswal
MLS # 873082
10/21 11:00AM-1:00PM, 10/22 1:00PM-4:00PM, 10/23 1:00PM-4:00PM

■ FAR NE HEIGHTS
5309 DEL VITTO COURT NE
\$285,000 | 1920 SQ. FT. | 3BDR | 2BA
Rio Sierra Realty
(505) 867-2011
Kendra Lucero-Matteucci
MLS # 870237
10/23 2:00PM-4:00PM

■ FAR NE HEIGHTS
9709 AVENIDA DEL OSO NE
\$285,000 | 2079 SQ. FT. | 4BDR | 2BA
Keller Williams Realty
(505) 271-8200
The Schuster Team
MLS # 873728
10/22 2:00PM-4:00PM

■ FAR NE HEIGHTS
12017 KASHMIR NE
\$319,000 | 2100 SQ. FT. | 4BDR | 2BA
Berkshire Hathaway HomeServices Allstar, REALTORS(r)
(505) 994-8585
Gregory J Riley
MLS # 875275
10/23 1:00PM-4:00PM

■ FAR NE HEIGHTS
5500 ANISTON STREET NE
\$319,000 | 2108 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 293-3700
Kaye Myers
MLS # 876329
10/23 1:00PM-3:00PM

■ FAR NE HEIGHTS
7716 JACOBO DRIVE NE
\$360,000 | 2367 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 897-1100
Joseph Maez
MLS # 877221
10/23 1:00PM-3:00PM

■ FAR NE HEIGHTS
6600 CYPRESS POINT WAY NE
\$369,000 | 2240 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 897-1100
Karsten & Associates
MLS # 876373
10/22 1:00PM-3:00PM

■ FAR NE HEIGHTS
8501 NORTHRIDGE NE
\$392,500 | 3261 SQ. FT. | 5BDR | 3BA
Realty One of New Mexico
(505) 883-9400
NM Home Team
MLS # 876136
10/22 1:00PM-3:00PM

■ FAR NE HEIGHTS
10904 COUNTRY CLUB NE
\$499,900 | 3358 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 828-1000
Michelle Smith
MLS # 877523
10/23 1:00PM-4:00PM

■ FAR NE HEIGHTS
9600 PEBBLE BEACH DRIVE NE
\$625,000 | 4403 SQ. FT. | 4BDR | 5BA
Coldwell Banker Legacy
(505) 293-3700
Sharon Knowles
MLS # 876057
10/23 2:00PM-2:00PM

■ FAR NE HEIGHTS
11533 WOODMAR LANE NE
\$640,000 | 3840 SQ. FT. | 4BDR | 3BA
Re/Max Elite
(505) 798-1000
Sharon M McCollum
MLS # 871927
10/22 1:00PM-3:00PM

■ FAR NE HEIGHTS
11101 COUNTRY CLUB DRIVE NE
\$675,000 | 4582 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 271-8200
Meryl Manning Segel
MLS # 876299
10/23 1:00PM-3:30PM

■ FAR NE HEIGHTS
9315 TANOAN DRIVE NE
\$699,500 | 5350 SQ. FT. | 4BDR | 5BA
Keller Williams Realty
(505) 271-8200
Helen DeMott
MLS # 875427
10/23 1:00PM-3:00PM

■ FOOTHILLS NORTH
6227 SILVERLACE TRAIL
\$350,000 | 1891 SQ. FT. | 3BDR | 3BA
Re/Max Elite
(505) 798-1000
Tracy L Denton
MLS # 876626
10/23 1:00PM-3:00PM

■ FOOTHILLS NORTH
5612 BOSQUE VISTA DRIVE NE
\$368,000 | 2050 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Marie-Claire Turner
MLS # 876252
10/22 1:00PM-3:00PM

■ FOOTHILLS NORTH
13201 CEDARBROOK AVENUE NE
\$499,900 | 5000 SQ. FT. | 4BDR | 4BA
Keller Williams Realty
(505) 897-1100
Karsten & Associates
MLS # 875750
10/23 2:00PM-4:00PM

■ FOOTHILLS NORTH
6011 SILVER LEAF TRAIL NE
\$544,900 | 2945 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 828-1000
Sharon Scott
MLS # 868729
10/23 2:00PM-4:00PM

■ FOOTHILLS NORTH
5608 MARIOLA PLACE NE
\$597,500 | 3657 SQ. FT. | 4BDR | 4BA
Coldwell Banker Legacy
(505) 293-3700
Joi Banks-Schmidt
MLS # 864999
10/22 1PM-4:30PM, 10/23 1PM-4:30PM

■ 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
10/23 1:00PM-4:00PM

■ FOOTHILLS NORTH
5401 CORTADERIA PLACE
\$650,000 | 3000 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 271-8200
Steven M Radolinski
MLS # 877631
10/23 1:00PM-3:00PM

■ FOOTHILLS NORTH
13601 APACHE PLUME PLACE NE
\$829,000 | 3333 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 828-1000
Susan Nelson Anderson
MLS # 877549
10/23 12:00PM-3:00PM

■ FOOTHILLS NORTH
13009 SAND CHERRY PLACE NE
\$1,049,000 | 4850 SQ. FT. | 4BDR | 5BA
Coldwell Banker Legacy
(505) 898-2700
Brian M Steudle
MLS # 875354
10/23 12:00PM-2:00PM

■ FOOTHILLS SOUTH
2900 VISTA DEL REY NE
\$140,000 | 1163 SQ. FT. | 2BDR | 2BA
Berkshire Hathaway Home Services New Mexico Properties
(505) 798-6300
John Fernandez
MLS # 869119
10/22 12:00PM-4:00PM, 10/23 12:00PM-4:00PM

■ FOOTHILLS SOUTH
1928 BUFFALO DANCER TRAIL NE
\$272,000 | 1920 SQ. FT. | 4BDR | 3BA
Berkshire Hathaway Home Services New Mexico Properties
(505) 798-6300
Sarah Bennett
MLS # 871134
10/23 1:00PM-3:00PM

■ FOOTHILLS SOUTH
14205 CIUDAD COURT
\$275,000 | 2000 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Robert Pimentel
MLS # 876417
10/23 2:00PM-4:00PM

■ FOUR HILLS VILLAGE
1601 CONESTOGA DRIVE SE
\$365,000 | 2535 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900
Michael M Seligman
MLS # 876462
10/23 1:30PM-3:30PM

■ LADERA HEIGHTS
559 60TH STREET NW
\$129,000 | 1245 SQ. FT. | 3BDR | 1BA
TBS Realty
(505) 899-0271
Theresa D Baca-Sandoval
MLS # 875607
10/23 10:00AM-2:00PM

■ LADERA HEIGHTS
7319 PLATERO PLACE NW
\$139,000 | 1031 SQ. FT. | 2BDR | 2BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Kathleen Carpenter
MLS # 872206
10/22 2:00PM-4:00PM

■ LADERA HEIGHTS
7609 REDWOOD DRIVE NW
\$150,000 | 1676 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
Greg Lobberegt
MLS # 874331
10/22 12:00PM-2:00PM

■ 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
10/22 1:00PM-3:00PM

■ LADERA HEIGHTS
8512 SUNDORO PLACE NW
\$249,900 | 2454 SQ. FT. | 6BDR | 5BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Deborah A Thomas
MLS # 877542
10/22 1:00PM-4:00PM

■ MESA DEL SOL
5735 WITKIN STREET SE
\$265,000 | 1793 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 828-1000
Cathy J Burns
MLS # 877721
10/23 3:00PM-5:00PM

CONTINUED ON
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137 LISTINGS

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SOUTHWEST MLS

THIS FRIDAY - THURSDAY

OPEN HOUSES

NEAR NORTH VALLEY

1412 MARCATO LANE NW
\$340,000 | 2480 SQ. FT. | 3BDR | 3BA
Signature Southwest Properties
(505) 332-8838
Talia Freedman
MLS # 875670
10/23 1:00PM-3:00PM

NEAR NORTH VALLEY

1511 CAMINO ECUESTRE NW
\$435,000 | 3912 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 828-1000
Joan L Wagner
MLS # 868622
10/23 2:00PM-4:00PM

NEAR NORTH VALLEY

2201 CAMINO DE LOS ARTESANOS
\$469,000 | 3300 SQ. FT. | 4BDR | 4BA
Coldwell Banker Legacy
(505) 892-1000
Matthew J DeAveiro
MLS # 877055
10/22 2:00PM-4:30PM

NEAR NORTH VALLEY

2209 VIA GRANADA PLACE
\$525,000 | 2430 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 293-3700
Thomas Gallegos
MLS # 870885
10/23 2:00PM-4:00PM

NEAR NORTH VALLEY

3227 CALLE DE ESTELLA
\$575,000 | 3088 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 897-1100
Joseph Maez
MLS # 868905
10/22 2PM-5PM, 10/23 1PM-5PM

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
10/22 1:00PM-3:00PM

NEAR SOUTH VALLEY

328 LUIS SANCHEZ PLACE SW
\$369,000 | 2040 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
Lynda L Hartman
MLS # 877655
10/23 1:00PM-4:00PM

NORTH ABQ ACRES

9119 VILLAGE AVENUE NE
\$400,000 | 2589 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 293-3700
Lance Berrenberg
MLS # 876338
10/22 1:00PM-3:00PM

NORTH ABQ ACRES

10108 CORONADO AVENUE NE
\$599,000 | 3597 SQ. FT. | 5BDR | 4BA
Keller Williams Realty
(505) 897-1100
Joseph Maez
MLS # 863006
10/23 1:00PM-3:00PM

NORTH ABQ ACRES

8901 OAKLAND COURT
\$650,000 | 3426 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 271-8200
Billingham Team
MLS # 873514
10/22 1:00PM-3:00PM

NORTH VALLEY

154 DANIEL ROAD NW
\$122,000 | 900 SQ. FT. | 2BDR | 1BA
Realty One of New Mexico
(505) 883-9400
Jessica O'Callahan
MLS # 877444
10/22 12:00PM-3:00PM

NORTH VALLEY

116 NARA VISA ROAD NW
\$245,000 | 1950 SQ. FT. | 4BDR | 2BA
Keller Williams Realty
(505) 897-1100
Karsten & Associates
MLS # 877356
10/23 1:00PM-4:00PM

NORTH VALLEY

204 ORTEGA ROAD NW
\$285,000 | 2196 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 898-2700
Mark Wingert
MLS # 873498
10/23 2:00PM-4:00PM

NORTH VALLEY

1005 DIAMONDBACK DRIVE NE
\$349,900 | 2828 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
The Schuster Team
MLS # 876677
10/23 1:00PM-3:00PM

NORTH VALLEY

338 NARA VISA COURT NW
\$375,000 | 2423 SQ. FT. | 3BDR | 2BA
The Ingles/Company Realtors
(505) 828-1366
Sari A Krolik
MLS # 868008
10/23 1:00PM-3:00PM

NORTHEAST HEIGHTS

11417 SUMMER AVENUE NE
\$134,500 | 1048 SQ. FT. | 3BDR | 1BA
Keller Williams Realty
(505) 271-8200
Nancy H Mead
MLS # 876599
10/23 2:00PM-4:00PM

NORTHEAST HEIGHTS

11004 APACHE AVENUE NE
\$157,900 | 1472 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Penny N Howard
MLS # 875872
10/22 11:00AM-1:00PM

NORTHEAST HEIGHTS

1841 LESTER DRIVE NE
\$174,900 | 1540 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 281-0000
Kellie Boozer
MLS # 870631
10/22 1:00PM-3:00PM

NORTHEAST HEIGHTS

8921 LEXINGTON AVENUE NE
\$175,000 | 1708 SQ. FT. | 3BDR | 2BA
Re/Max Advantage
(505) 452-1506
Hector L Pimentel
MLS # 876858
10/22 1:00PM-4:00PM

NORTHEAST HEIGHTS

3405 CHERAZ ROAD NE
\$179,000 | 1760 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 271-8200
Steven M Vigil
MLS # 874234
10/22 1PM-3PM, 10/23 11AM-2PM

NORTHEAST HEIGHTS

9624 APACHE AVENUE NE
\$185,000 | 1857 SQ. FT. | 3BDR | 2BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Ann N C De Baca
MLS # 874894
10/22 1:00PM-3:00PM

NORTHEAST HEIGHTS

1801 PAIGE PLACE NE
\$185,500 | 1574 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 271-8200
Delese Dellios
MLS # 875515
10/22 1PM-3PM, 10/23 1PM-3PM

NORTHEAST HEIGHTS

2602 WYOMING BOULEVARD NE
\$189,900 | 1560 SQ. FT. | 3BDR | 2BA
The M Real Estate Group
(505) 247-1002
Matthew P Ortiz
MLS # 873857
10/21 11:00AM-2:00PM

NORTHEAST HEIGHTS

10306 THERESA PLACE NE
\$222,000 | 2046 SQ. FT. | 4BDR | 2BA
Re/Max Elite
(505) 798-1000
Jean A Chavez
MLS # 877783
10/22 1:00PM-3:00PM

NORTHEAST HEIGHTS

12108 GLEN CANYON ROAD NE
\$225,000 | 1884 SQ. FT. | 4BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Susanne Greif
MLS # 876625
10/23 1:00PM-3:00PM

NORTHEAST HEIGHTS

3216 BLACK HILLS ROAD NE
\$229,500 | 2050 SQ. FT. | 4BDR | 2BA
Re/Max Elite
(505) 798-1000
Jean A Chavez
MLS # 877659
10/22 10:00AM-12:00PM

NORTHEAST HEIGHTS

10400 HENDRIX AVENUE NE
\$245,000 | 2280 SQ. FT. | 4BDR | 2BA
Hopkins Real Estate
(505) 440-9689
Reuben L Martin
MLS # 849161
10/22 10:00AM-3:00PM

NORTHWEST HEIGHTS

5219 HATTIESBURG AVENUE NW
\$217,300 | 1892 SQ. FT. | 3BDR | 3BA
Albuquerque West Properties
(505) 304-1551
Margaret Olivarez
MLS # 877242
10/22 1:00PM-4:00PM, 10/23 1:00PM-4:00PM

NORTHWEST HEIGHTS

6923 KAYSER MILL ROAD NW
\$219,000 | 2365 SQ. FT. | 4BDR | 5BA
Coldwell Banker Legacy
(505) 293-3700
Norm McBee
MLS # 871482
10/22 2:00PM-4:30PM, 10/23 2:00PM-4:30PM

NORTHWEST HEIGHTS

6669 LAMY STREET
\$219,900 | 1661 SQ. FT. | 4BDR | 3BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Sharon L Stovall
MLS # 877340
10/23 11:30AM-1:30PM

NORTHWEST HEIGHTS

5228 APOLLO DRIVE
\$234,900 | 2080 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 293-3700
Mike D Haley
MLS # 863888
10/23 1:00PM-4:00PM

NORTHWEST HEIGHTS

10 WIND ROAD NW
\$240,000 | 1629 SQ. FT. | 2BDR | 2BA
Coldwell Banker Legacy
(505) 828-1000
Fran Raymond
MLS # 873541
10/23 1:00PM-3:00PM

NORTHWEST HEIGHTS

6231 WHITEMAN DRIVE NW
\$259,900 | 2205 SQ. FT. | 4BDR | 3BA
Berkshire Hathaway HomeServices Allstar, REALTORS(r)
(505) 994-8585
Vivian Wisemann
MLS # 877441
10/23 12:00PM-2:00PM

NORTHWEST HEIGHTS

3 POOL STREET NW
\$265,000 | 1790 SQ. FT. | 3BDR | 2BA
Century 21 Unica Real Estate
(505) 293-8400
Chris Lucas
MLS # 872740
10/23 1:00PM-3:00PM

NORTHWEST HEIGHTS

4219 RIO COLORADO COURT NW
\$330,000 | 2950 SQ. FT. | 5BDR | 4BA
EXP Realty LLC
(505) 554-3873
Richard Cederberg
MLS # 871174
10/23 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
10/22 11:00AM-5:00PM, 10/23 11:00AM-5:00PM

SOUTHWEST MLS

THIS FRIDAY - THURSDAY

OPEN HOUSES

■ NORTHWEST HEIGHTS

6209 CASA BLANCA NW
\$539,000 | 3646 SQ. FT. | 4BDR | 4BA
Coldwell Banker Legacy
(505) 898-2700
Carol J Bouloy
MLS # 873805
10/23 2:00PM-4:00PM

■ PARADISE EAST

4701 COUNTRY CLUB LANE NW
\$77,000 | 833 SQ. FT. | 1BDR | 1BA
Dwell Realty LLC
(505) 238-0748
Melissa Thomsen
MLS # 869399
10/23 12:00PM-2:00PM

■ PARADISE EAST

9948 CAMERON STREET NW
\$275,000 | 1875 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 271-8200
Delese Dellios
MLS # 876533
10/23 1:00PM-3:00PM

■ PARADISE WEST

7609 MALLARD AVENUE NW
\$225,000 | 2635 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 271-8200
The Schuster Team
MLS # 875866
10/23 1:00PM-3:00PM

■ PLACITAS AREA

63 TIERRA MADRE ROAD
\$487,200 | 2861 SQ. FT. | 4BDR | 3BA
La Puerta Real Estate Serv LLC
(505) 867-3388
Lynn Koch
MLS # 873428
10/23 1:30PM-4:00PM

■ RIO RANCHO MID

108 REDWOOD PLACE SW
\$163,000 | 1250 SQ. FT. | 3BDR | 2BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Carmella R Martinez
MLS # 876497
10/22 1:00PM-3:00PM

■ RIO RANCHO MID

3045 COCHISE CIRCLE SE
\$214,000 | 2081 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 892-1000
Patria R Havelka
MLS # 875508
10/22 1:30PM-3:30PM

■ RIO RANCHO MID

3620 BUCKAROO ROAD NE
\$219,000 | 2555 SQ. FT. | 5BDR | 3BA
Keller Williams Realty
(505) 271-8200
Pablo D Trujillo
MLS # 873799
10/22 1:00PM-3:00PM

■ RIO RANCHO MID

3610 SAINT ANDREWS DRIVE
\$275,000 | 3582 SQ. FT. | 6BDR | 4BA
Keller Williams Realty
(505) 897-1100
Valerie Almanzar
MLS # 874811
10/22 12:00PM-2:00PM

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■ PARADISE EAST

10534 OLYMPIC STREET NW
\$324,900 | 2748 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 897-1100
Karsten & Associates
MLS # 877179
10/22 2:00PM-4:00PM

■ PARADISE WEST

6100 COSTA BLANCA AVENUE NW
\$186,000 | 1761 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900
Silesha M Montano Naden
MLS # 870946
10/23 2:00PM-4:00PM

■ RIO RANCHO MID

3626 BUCKSKIN LOOP NE
\$189,900 | 2325 SQ. FT. | 3BDR | 3BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300
Sarah Bennett
MLS # 871502
10/22 2:00PM-4:00PM

■ RIO RANCHO MID

2900 CHESSMAN DRIVE SE
\$190,000 | 1992 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Dennis M Friedland
MLS # 876966
10/23 2:00PM-4:00PM

■ RIO RANCHO MID

741 CHIHUAHUA ROAD NE
\$337,500 | 2930 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 897-1100
Joseph Maez
MLS # 868079
10/22 11:00AM-1:00PM

137 LISTINGS

LOW: 77K

HIGH: 1.24M

■ PARADISE WEST

10311 NACIMIENTO STREET NW
\$209,900 | 2150 SQ. FT. | 4BDR | 3BA
Q Realty, Inc
(505) 750-0059
Stacey Orquiz
MLS # 873137
10/23 1:00PM-3:00PM

■ RIO RANCHO MID

1817 CLEARWATER LOOP
\$209,500 | 1939 SQ. FT. | 3BDR | 2BA
Southwest Realty
(505) 898-8899
Kathy Petit
MLS # 877149
10/22 12:00PM-3:00PM

CONTINUED ON
PAGE 16

All About Blinds & Shutters!

Season Of Style Savings Event on NOW



PIROUETTE® WINDOW SHADINGS

\$100 Rebate*
Sept. 17- Dec. 12, 2016
On select purchases of Hunter Douglas window fashions.

season of style SAVINGS EVENT

Add PowerView™ Motorization!

*Manufacturer's mail-in rebate offer valid for qualifying purchases made 9/17/16-12/12/16 from participating dealers in the U.S. only. For certain rebate-eligible products, the purchase of multiple units of such product is required to receive a rebate. If you purchase fewer units than the required multiple you will not be entitled to a rebate; partial rebates will not be awarded. Offer excludes HDOrigins and Nantucket™ Window Shadings, a collection of Silhouette™ Window Shadings. Rebate will be issued in the form of a prepaid reward card and mailed within 6 weeks of rebate claim receipt. Funds do not expire. Subject to applicable law, a \$2.00 monthly fee will be assessed against card balance 6 months after card issuance and each month thereafter. Additional limitations may apply. Ask participating dealer for details and rebate form. ©2016 Hunter Douglas. All rights reserved. All trademarks used herein are the property of Hunter Douglas or their respective owners. 3118345

HunterDouglas Gallery



505.883.0019 7200 Montgomery Blvd. NE BlindsNM.com

Best Buys in Town



\$360,000
13209 Buckskin Rd NE
Albuquerque NM 87111
3 Bed / 3 Bath
2,015 Sq. Ft.

MLS# 873815

\$750,000
1611 Torribio Dr NE
Albuquerque NM 87112
4 Bed / 6 Bath
7,193 Sq. Ft.



MLS# 870668



Janie Rowe
Coldwell Banker Legacy
505.301.9431 Mobile
505.292.8900 Office
jagrowe@comcast.net
www.janierowe.com



SOUTHWEST MLS

THIS FRIDAY - THURSDAY

OPEN HOUSES

RIO RANCHO MID
 2569 SANDIA LOOP NE
 \$345,000 | 2480 SQ. FT. | 5BDR | 3BA
Coldwell Banker Legacy
 (505) 892-1000
 Matthew J DeAveiro
 MLS # 876844
 10/23 2:00PM-4:00PM

RIO RANCHO MID
 3916 BAY HILL LOOP SE
 \$389,990 | 2540 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
 (505) 897-1100
 Joseph Maez
 MLS # 875803
 10/23 1:00PM-3:00PM

RIO RANCHO MID
 1720 ARAGON COURT NE
 \$399,500 | 3751 SQ. FT. | 5BDR | 4BA
Re/Max Elite
 (505) 798-1000
 Jodi M Cramer
 MLS # 876878
 10/23 1:00PM-3:00PM

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.

137 LISTINGS

LOW: 77K

HIGH: 1.24M

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
 10/23 1:00PM-4:00PM

RIO RANCHO MID
 6620 PASILLA ROAD NE
 \$519,900 | 3300 SQ. FT. | 3BDR | 3BA
Re/Max Elite
 (505) 798-1000
 Trish Prien
 MLS # 874783
 10/22 1:00PM-3:00PM

RIO RANCHO SOUTH
 1233 DANZANTE DRIVE SE
 \$191,000 | 2668 SQ. FT. | 4BDR | 3BA
Equity New Mexico
 (505) 271-2228
 Dismas S Desloge
 MLS # 877426
 10/23 1:00PM-3:00PM

RIO RANCHO SOUTH
 1956 CORTINA LOOP SE
 \$200,000 | 2341 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
 (505) 892-1000
 Team Sedoryk
 MLS # 876747
 10/22 11:00AM-3:00PM

RIO RANCHO SOUTH
 1564 MONTIANO LOOP SE
 \$244,900 | 2141 SQ. FT. | 4BDR | 2BA
Brown & Associates, Inc.
 (505) 883-1674
 JoAnn Brown
 MLS # 872980
 10/22 12:30PM-2:30PM

RIO RANCHO SOUTH
 2024 BARONA AVENUE SE
 \$265,000 | 3083 SQ. FT. | 5BDR | 3BA
Coldwell Banker Legacy
 (505) 892-1000
 Roberta G Gore
 MLS # 867066
 10/21 4:30PM-6:30PM

RIO RANCHO SOUTH
 1801 PASEO DE LA VILLA SE
 \$308,000 | 2739 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
 (505) 892-1000
 Patricia I Goff
 MLS # 877267
 10/22 1:00PM-3:30PM

RIO RANCHO SOUTH
 1612 13TH STREET SE
 \$325,000 | 2600 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
 (505) 892-1000
 Team Sedoryk
 MLS # 877776
 10/22 1:00PM-3:00PM

SANDIA HEIGHTS
 8215 INDIGO COURT NE
 \$390,000 | 2205 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
 (505) 883-9400
 Linda J Coy
 MLS # 871575
 10/22 11:00AM-2:00PM

SANDIA HEIGHTS
 429 LIVE OAK LANE NE
 \$445,000 | 2300 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
 (505) 293-3700
 Max M Sanchez
 MLS # 872747
 10/22 2:00PM-5:00PM

SANDIA HEIGHTS
 550 BLACK BEAR ROAD NE
 \$550,000 | 4062 SQ. FT. | 3BDR | 4BA
ERA Sellers & Buyers Real Estate
 (505) 296-1500
 Margaret Ebbens
 MLS # 877560
 10/22 1:00PM-3:00PM

SANTA FE COUNTY S OF RR
 3118 FLORAS DEL SOL STREET
 \$290,000 | 1875 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
 (505) 271-8200
 Pablo D Trujillo
 MLS # 877038
 10/23 2:00PM-4:00PM

SOUTHEAST HEIGHTS
 913 INDIANA STREET
 \$165,000 | 1534 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
 (505) 828-1000
 Sandra L Domeny
 MLS # 876085
 10/23 1:00PM-3:30PM

SOUTHWEST HEIGHTS
 10635 MICROLITH ROAD SW
 \$130,000 | 1219 SQ. FT. | 2BDR | 3BA
ERA Sellers & Buyers Real Estate
 (505) 296-1500
 Sonnie N Martinez
 MLS # 873037
 10/22 12:00PM-3:00PM

SOUTHWEST HEIGHTS
 10716 WALNUT CANYON ROAD SW
 \$150,000 | 1236 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
 (505) 271-8200
 Brooks Real Estate Team
 MLS # 877315
 10/23 1:00PM-3:00PM

SOUTHWEST HEIGHTS
 2942 PAYTON TRAIL SW
 \$184,900 | 2014 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
 (505) 897-1100
 Joseph Maez
 MLS # 877346
 10/23 1:00PM-3:00PM

UNM
 1218 ROMA AVENUE NE
 \$248,000 | 1020 SQ. FT. | 2BDR | 2BA
Re/Max Elite
 (505) 798-1000
 Lisa Parker
 MLS # 875289
 10/23 1:00PM-3:00PM

UNM
 3316 WILWAY AVENUE NE
 \$265,000 | 1873 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
 (505) 271-8200
 Kyle Zimmerman Homes
 MLS # 876706
 10/22 1PM-3PM, 10/23 1PM-3PM

UNM
 2508 CUTLER AVENUE NE
 \$350,000 | 2228 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
 (505) 898-2700
 Brian L Fossa
 MLS # 877665
 10/23 1:00PM-4:00PM

UNM SOUTH
 2928 SAN RAFAEL AVENUE SE
 \$225,000 | 1442 SQ. FT. | 3BDR | 2BA
Signature Southwest Properties
 (505) 332-8838
 Talia Freedman
 MLS # 872708
 10/22 1:00PM-3:00PM

UPTOWN
 3023 QUINCY STREET NE
 \$134,000 | 991 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
 (505) 271-8200
 Brooks Real Estate Team
 MLS # 876606
 10/22 1:00PM-3:00PM

UPTOWN
 2845 MANZANO STREET NE
 \$138,300 | 1388 SQ. FT. | 3BDR | 2BA
Berkshire Hathaway HomeServices Allstar, REALTORS(r)
 (505) 994-8585
 Gregory J Riley
 MLS # 870345
 10/23 9:00AM-11:00PM

UPTOWN
 2705 INDIANA STREET NE
 \$169,900 | 1341 SQ. FT. | 2BDR | 3BA
Assist2Sell
 (505) 888-3095
 Wilson Bales
 MLS # 874021
 10/23 1:30PM-3:30PM

UPTOWN
 5912 AZTEC ROAD NE
 \$184,000 | 1832 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
 (505) 292-8900
 Silesha M Montano Naden
 MLS # 876879
 10/23 12:00PM-4:00PM

UPTOWN
 2704 UTAH STREET NE
 \$185,900 | 1401 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
 (505) 897-1100
 Carlos Martinez
 MLS # 876067
 10/23 1:00PM-4:00PM

UPTOWN
 6224 MOSSMAN PLACE NE
 \$190,000 | 1901 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
 (505) 828-1000
 John C Foster
 MLS # 877174
 10/22 2:00PM-4:00PM

UPTOWN
 3547 COLORADO STREET NE
 \$218,000 | 1808 SQ. FT. | 3BDR | 3BA
ERA Sellers & Buyers Real Estate
 (505) 296-1500
 John Lucero
 MLS # 869091
 10/22 2:00PM-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
 10/22 12:00PM-4:00PM

ZUZAX, TIJERAS
 30 CALLE VALLECITOS
 \$398,000 | 2525 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
 (505) 828-1000
 Dorothy E Cummins
 MLS # 877450
 10/23 1:00PM-3:00PM

ZUZAX, TIJERAS
 10 VALLECITOS DRIVE
 \$1,000,000 | 6869 SQ. FT. | 4BDR | 5BA
Keller Williams Realty
 (505) 897-1100
 Joseph Maez
 MLS # 873949
 10/23 1:00PM-3:00PM

SANTA FE OPEN HOUSES
CONTINUED ON PAGE 17

SANTA FE MLS

THIS FRIDAY - THURSDAY

OPEN HOUSES

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

44 LISTINGS
LOW: 80K
HIGH: 1.24M

■ AIRPORT ROAD AREA
4344 SIERRA BLANCA
\$235,000 | 1570 SQ. FT. | 4BDR | 3BA
Keller Williams
505-983-5151
Team R and L
MLS # 201604600
10/23 2:00PM-4:00PM

■ AIRPORT ROAD AREA
4025 PAINTED PONY
\$257,000 | 1608 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
505-897-1100
Dario Gonzales
MLS # 201604079
10/23 1:00PM-3:00PM

■ AIRPORT ROAD AREA
4762 PUNTA DE VISTA
\$290,000 | 2036 SQ. FT. | 4BDR | 3BA
Keller Williams
505-983-5151
Renee Edwards
MLS # 201603416
10/23 12:00PM-3:00PM

■ ELDORADO
6 MOYA PLACE
\$315,000 | 1600 SQ. FT. | 2BDR | 2BA
Santa Fe Properties
505-982-4466
Sue & Fred Garfitt & Raznick
MLS # 201603975
10/23 1:00PM-3:00PM

■ ELDORADO
5 AVALON PLACE
\$457,000 | 2353 SQ. FT. | 3BDR | 2BA
Santa Fe Properties
505-982-4466
Kristin Rowley
MLS # 201605034
10/23 2:00PM-4:00PM

■ ELDORADO
1 GLORIETA RD
\$550,000 | 3160 SQ. FT. | 4BDR | 2BA
Santa Fe Properties
505-982-4466
Sue & Fred Garfitt & Raznick
MLS # 201604930
10/23 12:30PM-2:00PM

■ LAS CAMPANAS
21 PLAZA DEL CORAZON
\$730,000 | 2180 SQ. FT. | 2BDR | 3BA
Santa Fe Properties/Washington
505-982-4466
Laurie Farber-Condon
MLS # 201603988
10/23 2:00PM-4:00PM

■ LAS CAMPANAS
46 PLAZA DEL CORAZON
\$1,050,000 | 3530 SQ. FT. | 3BDR | 4BA
Santa Fe Properties/Washington
505-982-4466
Laurie Farber-Condon
MLS # 201603369
10/23 2:00PM-4:00PM

■ NW QUADRANT
17 CAMINO LOS SUENOS
\$975,000 | 3820 SQ. FT. | 4BDR | 4BA
Santa Fe Properties
505-982-4466
Claire Calladine
MLS # 201603699
10/23 2:00PM-4:30PM

■ SF CITY LIMIT SWN
1304 LUJAN
\$262,000 | 1750 SQ. FT. | 3BDR | 2BA
Keller Williams
505-983-5151
Very Best Santa Fe
MLS # 201604725
10/23 1:00PM-4:00PM

■ SF CITY LIMIT SWN
1506 AGUA FRIA ST.
\$395,000 | SQ. FT. | 2BDR | 2BA
Keller Williams Realty
505-271-8200
Pablo Trujillo
MLS # 201604438
10/23 11:00AM-1:00PM

■ SF CITY LIMIT SWS
203 TESUQUE DRIVE
\$154,000 | 1000 SQ. FT. | 2BDR | 2BA
Santa Fe Properties
505-982-4466
Claire Calladine
MLS # 201604984
10/23 11:30AM-1:00PM

■ SF CITY LIMIT SWS
3118 FLORAS DEL SOL ST.
\$290,000 | SQ. FT. | 4BDR | 3BA
Keller Williams Realty
505-271-8200
Pablo Trujillo
MLS # 201604622
10/23 2:00PM-4:00PM

■ SF CITY LIMIT SWS
1503 KACHINA RIDGE
\$325,000 | 1905 SQ. FT. | 4BDR | 3BA
Barker Realty, LLC
505-982-9836
Tamara Acker
MLS # 201604167
10/23 12:00PM-2:00PM

■ SF CITY LIMITS NE
134 DURAN
\$189,500 | 574 SQ. FT. | 1BDR | 1BA
Keller Williams
505-983-5151
Tai Bixby & Associates
MLS # 201600478
10/22 1PM-5PM, 10/23 1PM-5PM

■ SF CITY LIMITS NE
134 DURAN
\$189,500 | 563 SQ. FT. | 1BDR | 1BA
Keller Williams
505-983-5151
Tai Bixby & Associates
MLS # 201600479
10/22 1PM-5PM, 10/23 1PM-5PM

■ SF CITY LIMITS NE
863 PASEO DEL SUR
\$779,000 | 3599 SQ. FT. | 3BDR | 4BA
Santa Fe Properties
505-982-4466
Linda Murphy
MLS # 201604394
10/23 2:00PM-4:00PM

■ SF CITY LIMITS NE
786 PASEO DE LA CUMA
\$795,000 | 3896 SQ. FT. | 4BDR | 3BA
Dougherty Real Estate Co. LLC
505-989-7741
Jennifer Tomes
MLS # 201602027
10/23 1:00PM-3:00PM



5608 MARIOLA PLACE NE
ALBUQUERQUE, NEW MEXICO 87111
\$597,500
NORTHWEST HEIGHTS

4 BED / 3.5 BATH / 3,657 SQ. FT.
JOI BANKS-SCHMIDT
COLDWELL BANKER LEGACY
OFFICE: 505.293.3700 / CELL: 505.259.2033

MLS# 864999



12 VISTA DE ORO
PLACITAS, NM 87043
\$599,000
PLACITAS

3 BED / 3 BATH / 3,000 SQ. FT.
TED PLUMMER
LA PUERTA REAL ESTATE
OFFICE: 505.867.3388 / CELL: 505.301.0841

MLS# 870727



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



7522 EL MORRO RD. NE
ALBUQUERQUE, NM 87109
\$369,900
ACADEMY WEST

5 BED / 3 BATH / 2,722 SQ. FT.
SHARIE RUTLEDGE
COLDWELL BANKER LEGACY
OFFICE: 505.271.6385 CELL: 505.263.5076

MLS# 877837

44 LISTINGS
Low: 80K
High: 1.24M

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

SANTA FE MLS THIS FRIDAY - THURSDAY
OPEN HOUSES

SF CITY LIMITS NE
 620 PASEO DE LA CUMA
 \$860,000 | 3361 SQ. FT. | 5BDR | 5BA
Santa Fe Properties
 505-982-4466
 Abby Salinas
 MLS # 201604044
 10/23 1:00PM-3:00PM

SF CITY LIMITS NE
 1047 ENCANTADO
 \$1,050,000 | 4236 SQ. FT. | 3BDR | 4BA
Keller Williams
 505-983-5151
 Tai Bixby & Associates
 MLS # 201604973
 10/23 1:00PM-3:00PM

SF CITY LIMITS NE
 1101 PADRE KINO
 \$1,199,000 | 4097 SQ. FT. | 3BDR | 4BA
Santa Fe Properties
 505-982-4466
 Mar/Ann VeneKlasen
 MLS # 201501880
 10/23 2:00PM-4:00PM

SF CITY LIMITS NW
 809 RIO VISTA
 \$385,000 | 1764 SQ. FT. | 4BDR | 2BA
Santa Fe Properties
 505-982-4466
 Suzy Eskridge
 MLS # 201604522
 10/23 1:00PM-3:00PM

SF CITY LIMITS NW
 127 RIO SECO
 \$419,000 | 1630 SQ. FT. | 3BDR | 2BA
Santa Fe Properties
 505-982-4466
 Kate Prusack
 MLS # 201604873
 10/23 2:00PM-4:00PM

SF CITY LIMITS NW
 405 ALAMO DRIVE
 \$499,500 | 1783 SQ. FT. | 3BDR | 2BA
Keller Williams
 505-983-5151
 Aaron Borrego
 MLS # 201604488
 10/23 1:00PM-3:00PM

SF CITY LIMITS NW
 1618 VILLA STRADA
 \$549,000 | 2534 SQ. FT. | 3BDR | 4BA
Sotheby's Int. RE/Grant
 505-988-2533
 Penelope Vasquez
 MLS # 201602771
 10/23 1:00PM-4:00PM

SF CITY LIMITS NW
 1659 SENTIERO DELLA VILLA
 \$559,000 | 2158 SQ. FT. | 2BDR | 3BA
Santa Fe Properties
 505-982-4466
 David Feldt
 MLS # 201602711
 10/23 1:00PM-4:00PM

SF CITY SE NORTH
 1543 LUISA
 \$415,000 | 2100 SQ. FT. | 3BDR | 2BA
Keller Williams
 505-983-5151
 Anna Vanderlaan
 MLS # 201604957
 10/23 12:00PM-3:00PM

SF CITY SE NORTH
 1500 CALLE PRECIOSA
 \$475,000 | 1376 SQ. FT. | 3BDR | 2BA
Keller Williams
 505-983-5151
 Aaron Borrego
 MLS # 201604191
 10/24 11:00AM-5:00PM, 10/25
 10:00AM-5:00PM

SF CITY SE NORTH
 1529 CALLE PRECIOSA
 \$549,000 | 1983 SQ. FT. | 3BDR | 2BA
Keller Williams
 505-983-5151
 Aaron Borrego
 MLS # 201601979
 10/24 10:00AM-5:00PM, 10/25
 10:00AM-5:00PM, 10/26 10:00AM-
 5:00PM, 10/27 10:00AM-5:00PM

SF CITY SE NORTH
 415 CALLE BONITA
 \$611,000 | 2168 SQ. FT. | 3BDR | 2BA
Keller Williams
 505-983-5151
 Aaron Borrego
 MLS # 201604155
 10/24 10:00AM-5:00PM, 10/25
 10:00AM-5:00PM, 10/26 10:00AM-
 5:00PM

SF CITY SE NORTH
 1859 BANDELIER
 \$649,000 | 3390 SQ. FT. | 2BDR | 2BA
Varela Real Estate, Inc.
 505-982-2525
 Phillip Varela
 MLS # 201604029
 10/23 12:00PM-2:00PM

SF CITY SE NORTH
 1397 OLD PECOS TRAIL
 \$699,000 | 3327 SQ. FT. | 4BDR | 4BA
Barker Realty, LLC
 505-982-9836
 Coleen Dearing
 MLS # 201502710
 10/23 1:00PM-4:00PM

SF CITY SE NORTH
 990 ACEQUIA MADRE
 \$795,000 | 2215 SQ. FT. | 2BDR | 3BA
Sotheby's Int. RE/Palace
 505-982-6207
 Matthew Sargent
 MLS # 201602853
 10/23 1:00PM-3:00PM

SF CITY SE NORTH
 822 CAMINO ACOMA
 \$965,000 | 3207 SQ. FT. | 3BDR | 2BA
Santa Fe Properties/Washington
 505-982-4466
 Gavin Sayers
 MLS # 201504990
 10/23 1:00PM-4:00PM

SF CITY SE NORTH
 612 GARCIA
 \$1,249,000 | 2320 SQ. FT. | 2BDR | 3BA
Carol Allen Real Estate, LLC
 505-690-0233
 Carol Allen
 MLS # 201602037
 10/23 2:00PM-4:00PM

SF CITY SE SOUTH
 2212 FORT UNION
 \$500,000 | 3300 SQ. FT. | 3BDR | 3BA
Carol Allen Real Estate, LLC
 505-690-0233
 Carol Allen
 MLS # 201604754
 10/23 2:00PM-4:00PM



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 OFFICE: 505.898.2700
 CELL: 505.610.0806
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 PROPERTY
 SPECIALIST

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COLDWELL BANKER LEGACY
 WWW.MARYSPENSLEY.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



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

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COLDWELL BANKER LEGACY
 WWW.BARBARAMADARAS.COM



JACK JENKINS
 OFFICE: 505.898.2700
 CELL: 478.284.8392

As a retired Air Force veteran, I live the core values: Integrity first, service before self, and excellence in all I do. I will be with you every step of the way as you embark on this fantastic journey!

COLDWELL BANKER LEGACY
 JACKJENKINS.CBLEGACY.COM/

SANTA FE MLS

THIS FRIDAY - THURSDAY

OPEN HOUSES

■ SIERRA COUNTY
81 KINGSTON MAIN STREET
\$80,000 | SQ. FT. | 1BDR | 2BA
Equity New Mexico
505-310-6540
Sandra Sunderlage
MLS # 201602660
10/23 1:00PM-4:00PM

■ SIERRA COUNTY
3 NINTH STREET
\$127,500 | 1990 SQ. FT. | 2BDR | 2BA
Equity New Mexico
505-310-6540
Sandra Sunderlage
MLS # 201602140
10/22 1:00PM-4:00PM

■ SIERRA COUNTY
77 KINGSTON MAIN STREET
\$200,000 | SQ. FT. | 2BDR | 1BA
Equity New Mexico
505-310-6540
Sandra Sunderlage
MLS # 201602659
10/23 1:00PM-4:00PM

■ SIERRA COUNTY
10600 HIGHWAY 152
\$375,000 | 3220 SQ. FT. | 3BDR | 2BA
Equity New Mexico
505-310-6540
Sandra Sunderlage
MLS # 201602355
10/23 1:00PM-4:00PM

■ SOUTH AND WEST OF I
7 SADDLE CT.
\$599,000 | 3325 SQ. FT. | 5BDR | 4BA
Keller Williams
505-983-5151
Tom Trujillo
MLS # 201603219
10/23 1:00PM-3:00PM

■ SOUTH AND WEST OF I
40 LIKELY ROAD
\$795,000 | 4032 SQ. FT. | 3BDR | 3BA
Santa Fe Properties
505-982-4466
Gary Boal
MLS # 201604272
10/26 10:00AM-1:00PM

■ SOUTH OF I
5 PURPLE CROW PLACE
\$335,000 | 1824 SQ. FT. | 3BDR | 2BA
Sotheby's Int. RE/Grant
505-988-2533
Caroline Russell
MLS # 201603804
10/23 2:00PM-4:00PM

■ SOUTH OF I
49 BOSQUECILLO
\$389,900 | 1856 SQ. FT. | 3BDR | 2BA
Santa Fe Properties
505-982-4466
Bob Lee Trujillo
MLS # 201601213
10/23 1:30PM-4:30PM

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GIFT REALTY NM
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