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ISSUE 36

JANUARY 20 – JANUARY 26, 2017



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We are proud to partner with The Greater Albuquerque Association of Realtors® (GAAR), Commercial Association of Realtors® New Mexico (CARNM) and Home Builders Association of Central New Mexico (HBACNM) and Santa Fe Association of Realtors® (SFAR). We welcome your comments and opinions for publication in *HomeStyle*. Please send them to HomeStyle@abqjournal.com.

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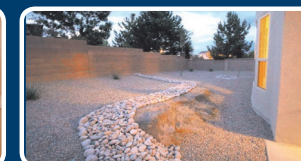
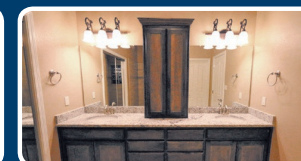
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HOME RESOLUTIONS

According to the Consumer Product Safety Commission, dryers cause more than 15,000 household fires each year – most of which ignite due to a clogged vent.



NEW YEAR'S RESOLUTIONS FOR YOUR HOME

ANNUAL TASKS TO KEEP YOUR HOME IN TIPTOP SHAPE

BY STACI GIORDULLO

ANGIE'S LIST, ANGIE'S LIST (TNS)

IT'S THAT TIME OF YEAR WHEN WE'VE RESOLVED TO MAKE OUR LIVES BETTER. From eating healthier to getting more sleep, now is when we declare our intent to step it up a notch. Would it surprise you then, to hear your house has a thing or two of its own to resolve in 2017? We're not talking about daily maintenance routines or quarterly checkups – this is a list of tasks you only need to tackle on an annual basis.

DIY ENERGY AUDIT

Lowering the thermostat and swapping out your incandescent bulbs for LEDs and CFLs is a great start to reduc-

ing your energy bill. But you can also take steps to make your house more energy efficient by conducting a DIY home energy audit. Start by checking windows, doors, chimneys and electrical outlets for air leaks. If the draft isn't obvious, use a lit candle or stick of incense to detect unwanted air flowing into your house. Resolve by using caulk around windows, a sweep seal on doors, draft plug in the chimney and foam insulated pads behind outlet covers to help eliminate the drafts.

Also, unplug unused appliances and devices to prevent phantom energy sapping. Wrap an insulating cover around the water heater and make sure

to seal visible air duct joints with new tape to keep air from escaping.

REVIEW INSURANCE POLICY

An annual review of your homeowner's insurance policy is a must. Fingers crossed you'll never need to use it, but you want to make sure you have adequate coverage on both the structure and your belongings. It's important to understand what's covered and what isn't, as well as whether you have replacement value coverage (doesn't account for depreciation) or actual cash value coverage (allows for depreciation), which is typically less desirable.

If you've remodeled or added a pool or storage shed, make sure that's noted on your policy. If you're interested in saving money on your homeowners insurance, ask your agent for a higher deductible, which should lower your payments.

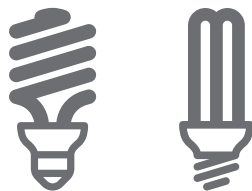
CLEAN THE DRYER VENT

According to the Consumer Product Safety Commission, dryers cause more than 15,000 household fires each year – most of which ignite due to a clogged vent. To properly clean the vent, detach the dryer and use a flexible brush, air compressor or vacuum/Shop-Vac to remove the buildup. Make sure you

HOME RESOLUTIONS

COMPACT FLUORESCENT LIGHT (CFL)

A FLUORESCENT LIGHT BULB THAT HAS BEEN COMPRESSED INTO THE SIZE OF A STANDARD-ISSUE INCANDESCENT LIGHT BULB.



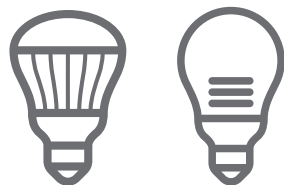
10,000 HOURS
800 LUMENS
13 WATT

10 X LONGER
65-75% LESS ENERGY

EQUIVALENT TO A 60W INCANDESCENT LIGHTBULB

LIGHT EMITTING DIODE (LED)

A SEMICONDUCTOR DEVICE THAT EMITS VISIBLE LIGHT WHEN AN ELECTRIC CURRENT PASSES THROUGH IT.



15,000 HOURS
800 LUMENS
10 WATT

25 X LONGER
75% LESS ENERGY

EQUIVALENT TO A 60W INCANDESCENT LIGHTBULB

Information sourced from Rosalie Rayburn's story in the Albuquerque Journal titled "Bright Idea" and Constellation.com by Constellation NewEnergy Inc.

clear the entire length of the vent. Also clean the area around the dryer for better air circulation. Visually inspect the vent opening outside your house to ensure there are no obstructions. Inspect and clean the dryer vent at least once a year depending on the machine's usage. If you have a large family or do a lot of laundry, consider a biannual cleaning.

FLUSH THE WATER HEATER

Draining the water heater is something we all need to do on a regular basis – especially if yours makes a banging or clanking noise every time it kicks on (which is the sound of water percolating through calcium and lime deposits). Sediment buildup at the bottom of the

tank means it takes longer for the flame to heat the water, preventing the unit from working efficiently. Sediment also causes cracks in a water heater and with enough buildup, the tank might stop working altogether.

The best way to remove the sediment is to flush everything out of the tank. While this can be a DIY project, licensed plumbers are at the ready to help you as well. On average, most flushing jobs will cost between \$80 and \$100. ■

Staci Giordullo is a reporter for Angie's List, a trusted provider of local consumer reviews and an online marketplace of services from top-rated providers.
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REAL ESTATE PROFESSIONALS OPTIMISTIC GOING INTO 2017

MOST OF 2016 OFFERED SIMILAR MONTHLY HIGHLIGHTS FOR THE GREATER ALBUQUERQUE HOUSING MARKET. The number of homes for sale was drastically down in year-over-year comparisons, along with days on market and months of supply. Meanwhile, sales and prices were up in Albuquerque metro markets. Unemployment rates for the metro region were relatively low and, as the year waned, we saw mortgage rates increase – which is not expected to have a negative impact on real estate in 2017.

The 875 detached homes sold in December 2016 marked a 3.6 percent increase over the same period last year;

the 78 townhomes and condos sold represented a 15.2 percent decrease compared to December 2015. For the year, pending sales are up 8.3 percent for detached homes and 5.8 percent for townhomes and condos when compared to 2015, indicating that home sales should remain strong as we start the New Year.

While the inventory of detached homes for sale in the Albuquerque metro market was down by 20.9 percent compared to the same period last year, the 830 detached homes newly listed for sale in December represented 5.6 percent year-over-year increase. Newly-listed townhomes and condos inventory decreased by 10 percent compared to December 2015.

The median sales price in the metro area jumped by 8.6 percent to \$190,000 for detached homes and remained static with a negligible 0.4 percent increase for townhomes and condos. The average sales price for detached homes saw a 7.8 percent increase to \$222,112 as the average price for townhomes and condos dropped 5.5 percent to \$140,548.

“The overwhelming feeling about prospects in Central New Mexico’s residential real estate for the immediate future is optimism,” said Don Martindell, 2017 President of the Greater Albuquerque Association of Realtors®. “Local real estate professionals are letting us know they are as busy as ever. There

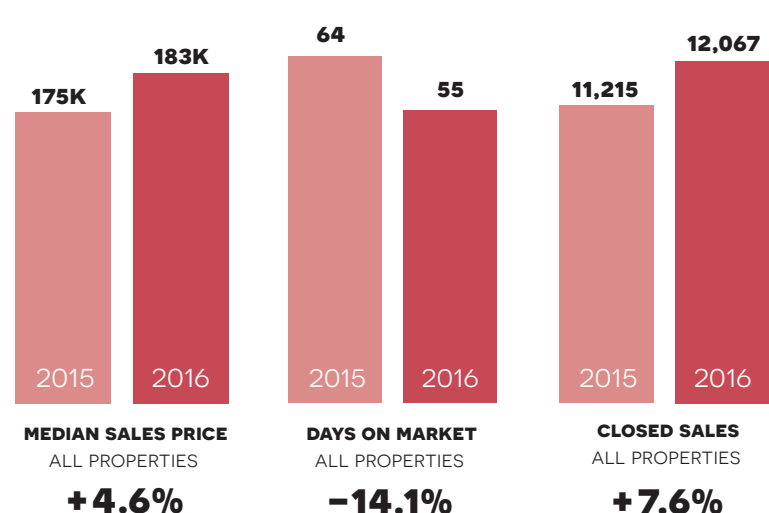
are certainly challenges in this market, like continued low inventory and higher competition for those fewer properties, but opportunities abound for creative and diligent people prepared to put in the time and effort,” he added. To see the full market indicator report for December 2016 market statistics, go to GAAR.com and click on Market Statistics. ■

About GAAR: The Greater Albuquerque Association of REALTORS® (GAAR) is the largest local professional trade association in Central New Mexico with over 3000 members pledged to a strict Code of Ethics and Standards of Practice. Established in 1921, GAAR is the Voice for Real Estate for the Greater Albuquerque Area and the trusted source for accurate real estate market data and trends. For media assistance, please contact Eva Medcroft at 505-724-3461 or eva@gaar.com.

RESIDENTIAL MARKET STATISTICS

MARKET SUMMARY – 2016

NEW MEXICO



MARKET AT A GLANCE – DEC 2016

NEW MEXICO

NEW LISTINGS

911

ALL PROPERTIES

CLOSED SALES

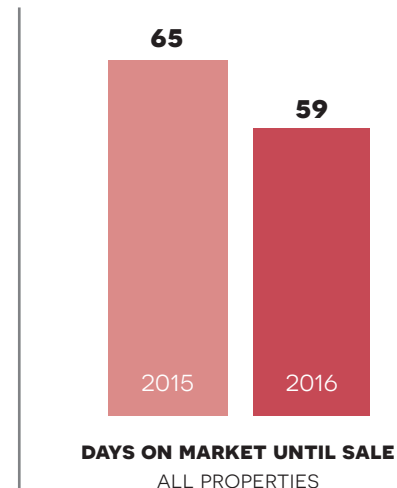
953

ALL PROPERTIES

MEDIAN SALE PRICE

\$184,000

ALL PROPERTIES



STATISTICS COURTESY OF



THIS IS A RESEARCH TOOL PROVIDED BY THE GREATER ALBUQUERQUE ASSOCIATION OF REALTORS® WITH DATA FROM SOUTHWEST MULTIPLE LISTING SERVICE, INC. (SWMLS). THE SWMLS MARKET AREAS INCLUDES ALBUQUERQUE, CORRALES, PLACITAS, RIO RANCHO, BERNALILLO, EAST MOUNTAINS/ESTANCIA BASIN AND MOST OF VALENCIA COUNTY. PERCENT CHANGES ARE CALCULATED USING ROUNDED FIGURES.

VISIT ABQJOURNAL.COM/HOMESTYLE FOR INTERACTIVE LISTINGS

MARKET SUMMARY – DECEMBER 2016

NEW MEXICO

14.0 MILLION SQ. FT.

COMMERCIAL SPACE FOR SALE

12.9 MILLION SQ. FT.

COMMERCIAL SPACE FOR LEASE

27,152 ACRES

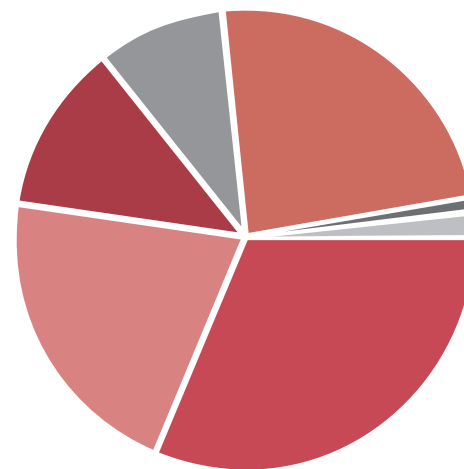
LAND & FARM FOR SALE

\$2.1 BILLION

TOTAL SALE PRICE

CURRENT STATISTICS FOR NEW MEXICO

PROPERTY TYPE	LISTINGS	ASKING LEASE RATE	ASKING SALE PRICE
INDUSTRIAL	386	\$6.51 PSF	\$59.76 PSF
OFFICE	1,279	\$14.58 PSF	\$79.39 PSF
RETAIL-COMMERCIAL	779	\$18.35 PSF	\$151 PSF
SHOPPING CENTER	465	\$16.01 PSF	\$89.01 PSF
VACANT LAND	890	\$4.57 PSF	\$0.98 PSF
FARM/RANCH	22	-	\$0.04 PSF
HOSPITALITY	23	-	\$37.20 PSF
MULTI-FAMILY	79	-	\$57.32 PSF



- OFFICE
- RETAIL-COMMERCIAL
- SHOPPING CENTER
- INDUSTRIAL
- LAND AND FARM
- HOSPITALITY
- MULTI-FAMILY

STATISTICS COURTESY OF



DISCLAIMER: ALL STATISTICS ON THIS PAGE HAVE BEEN GATHERED FROM USER-LOADED LISTINGS AND USER-REPORTED TRANSACTIONS. WE HAVE NOT VERIFIED ACCURACY AND MAKE NO GUARANTEES. BY USING THE INFORMATION PROVIDED ON THIS PAGE, THE USER ACKNOWLEDGES THAT THE DATA MAY CONTAIN ERRORS OR OTHER NON-CONFORMITIES. YOU AND/OR YOUR CLIENT SHOULD DILIGENTLY AND INDEPENDENTLY VERIFY THE SPECIFICS OF THE INFORMATION THAT YOU ARE USING.

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Janie Rowe

Janie is a real professional with over 30 years experience as a practicing attorney. Janie will guide you through your real estate transaction with unsurpassed knowledge and skill.

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ENERGY EFFICIENCY

Inefficient windows can bring in the cold, driving up heating costs. Replacing with new energy efficient replacement windows will make your home more comfortable and reduce energy consumption.



REPLACING WINDOWS FOR ENERGY EFFICIENCY

THINGS TO CONSIDER WHEN CHOOSING WINDOW INSTALLMENT COMPANIES

WITH ENERGY PRICES SKYROCKETING, now is the time to think about how to make your home as energy efficient as it can be. Windows let light and air into your home. Unfortunately, inefficient windows can also bring in the cold, driving up heating costs. Replacing them with new energy efficient replacement windows will make your home more comfortable and reduce energy consumption. To find a good replacement window, consider the following factors:

CHOOSE YOUR WINDOW MATERIALS CAREFULLY

The most common replacement windows have vinyl or aluminum frames, but both

materials have drawbacks. Vinyl expands and contracts at a much higher rate than glass, which can cause seal failures and air leakage. Aluminum is significantly more conductive than other materials; causing heat and cold to be transferred indoors.

LOOK FOR INDEPENDENT CERTIFICATIONS

Several organizations provide independent ratings of a replacement window's energy efficiency. ENERGY STAR™ is a program that recognizes companies and products that help Americans save energy. When your windows are ENERGY STAR™ certified, you know that they offer the best in energy conservation technologies. Another energy efficiency rating comes from

the National Fenestration Rating Council (NFRC). The NFRC is an independent organization that performs research and testing to find the industry's most energy efficient windows and doors.

INSIST ON QUALITY INSTALLATION

A high-quality installation is critical to ensuring years of energy efficient, hassle-free performance from your new replacement windows. Look for replacement window companies with years of experience and a great local reputation from their previous customers. ■

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ABOUT THE COVER

WELCOME TO 12 CALLE COBRE, located in Placitas. This bright, custom Santa Fe-style home features exposed adobe accent walls and wood beams in the living room. The one-level home has brick floors, kiva fireplaces and newer granite in the kitchen. The master bedroom is a separate sanctuary with a large closet, en-suite bathroom and jetted tub.

The other side of the house incorporates a guest suite for extended family or guests and features a separate entrance too. Private courtyards and Latilla porch entwined with a mature wisteria vine create a great environment for relaxing or entertaining. This property includes a large Cleary Barn with water, electricity and three rooms to use for horses or creative space. ■



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FEATURE STORY / LOCAL BUILDER

FEATURE STORY

Kyle and Robin Harder of Harder Custom Builders.



HARDER CUSTOM BUILDERS: THINKING GREEN

BY GLEN ROSALES / HOMESTYLE WRITER



Photos provided by markwilliamphotography.com

Left: Modern fixtures, granite countertops and plenty of storage are a big part of the kitchen design.

Center: The split-level home was built on the footprint on a pre-existing home from the 1970s that was dismantled.

Below: The open living room flows effortlessly into the modern kitchen and dining area.



There's just no need to incur additional costs if we don't need to. When we started doing green building – one of the tenets of green building is being a good steward of materials."

- ROBIN HARDER

KYLE AND ROBIN HARDER REHABILITATE HOMES, FOCUS ON REDUCING WASTE

FROM A FLOATING PORCH STRETCHING ALONGSIDE A REBUILT HOME IN SANDIA HEIGHTS, the middle Rio Grande Valley is revealed in its grandeur. The volcanic sisters provide a bit of a foreground teaser for the distant Mt. Taylor, cloaked in snow-capped glory.

Capturing these stunning views was a primary goal for Kyle and Robin Harder of Harder Custom Builders as they tore out an outmoded home and not so much rehabilitated, but reconstructed the 2,650-square-foot dwelling in a modern and energy-efficient manner. "It's interesting because in one window you can see the city and the mountain views," Mr. Harder said. "It's pretty rare."

LIVING AND BUILDING GREEN

Charter members of the local green builder's council, the Harders saw the deteriorating house in the foothills as a challenge to not only create something

new and beautiful, but also to extend the life of a house that had outlived its usefulness. "We were educated through rebuilding practices and I think we've always been a little bit green in life in general," Mr. Harder said. "I don't like to waste a lot of things. We recycled quite a bit. We like to keep our jobs neat and tidy and not a lot of waste."

And it makes more than just environmental sense, Mrs. Harder added. "Waste equals dollars," she said, "so Kyle tries to be very frugal. He's always been very careful like that. There's just no need to incur additional costs if we don't need to. When we started doing green building – one of the tenets of green building is being a good steward of materials."

DISMANTLE, RECYCLE, REBUILD

So the removal of the old structure was not so much a demolition as a dismantling. The doors and insulation went

to builder friends who live and work on the Navajo Reservation refurbishing homes. The wooden joists went to another friend for a project in Valencia County. Much of the wiring, windows and other useable lumber were donated to Habitat for Humanity. Being green builders, we wanted to recycle as much of the product as possible," she said.

The year-long project "was big," he said. "The biggest challenge of a home like this is you have to tear down before you start." And it required tremendous vision to see past what sat on the steep hillside and envision the potential that could be created. "The original home was built in 1970s and it had all the charm and character of a home built in the 1970s," she said with a chuckle. "Complete with blue shag carpet, harvest gold appliances."

"Lovely orange countertops, eight-foot ceilings, a bad roof; we got it from

HARDER CONTINUED ON PAGE 12

HARDER

CONTINUED FROM PAGE 11

the original owner and tore down 90 percent of the home and rebuilt," he added. The end result is a modern look that essentially bears no resemblance to what previously stood on the nearly acre lot surrounded by natural evergreens and large boulders. "We summarize it as a brand new house on a partially existing foundation," Mrs. Harder said. "But everything is new."

The split-level essentially has the same footprint, with just a minor adjustment to allow for a wider stairwell to the lower level. Both the master bedroom and kitchen/dining area share the magnificent view to the west; while the living room, complete with a floating fireplace, has a great look at the tram in transit, as well as the whole of South Peak.

OVER 40 YEARS IN THE BUSINESS

It was one of those special projects for Kyle Harder, who has been swinging a hammer as long as he can remember. "I've been building since I was six years old because my dad was a builder," he said. "I've got about 40-something years in the business." His dad built locally under the name Paisano Construction and, "I just tagged along with my dad as a kid and he pretty much got me started doing a lot of the stuff pretty early. I was doing the trim work at 11. I was doing the framing at 15 and I had my license when I was 20."

Shortly after getting his own builder's license, Kyle Harder set out on his own. "I've done apartment buildings, storage units, office space – tons of different things. The least amount was the new custom building. My dad only did a few of those so it just kind of fed me to go that way." Shortly after meeting and marrying Robin Harder in 1990, the couple decided to part ways with a partner and go at it on their own; which is when the company began to really hone in on the custom market and make the green aspect a higher priority.

BECOMING A DYNAMIC DUO

The couple became a solid business force because Robin Harder, also an Albuquerque native, has a background in marketing and finance. "Kyle takes care of all of the building; he's an on-hands builder," she said. "He's not a paper contractor. He's on every job every day. And he likes being involved in the physical aspect of constructing the house." And she handles other aspects of the business, although it didn't originally start out that way.

"I take care of the stuff that's normally off of the job site," she said. "I take care of budgeting, working with customers on selections. But it took us a couple of years for us to figure out that was the best way for us to work our business." They realized that splitting the work into their own areas of expertise was for the best after divvying field-supervision duties didn't work too well on her end. "We realized pretty quickly that that organizational structure was not going to work," she said.

The couple's background and savvy also helped them survive the building bust as Robin Harder was able to get a job piggybacking off their green-build expertise by working with an energy consulting firm, serving PNM and the Gas Company of New Mexico. "We took on every job that would keep the business afloat," she added.

"I think everybody was in survival mode at that point," he added. It helped that they were on sound financial footing, as well. "We were very fortunate," she said. "It's just kind of our philosophy. We were not in a lot of debt. We had the ability to be able to survive because we had not overextended ourselves financially. We had some friends that made a lot of money and leveraged themselves really well, but we also have friends that when the market hit, that took them under." ■

A floating porch that connects the dining area and the master suite is the perfect place to enjoy the sunset.



BENEFITS OF HIRING PROFESSIONAL CONTRACTORS

TIPS TO DETERMINE WHETHER PROJECTS ARE DIY OR REQUIRE A PROFESSIONAL

THE DIY MOVEMENT HAS INSPIRED MANY HOMEOWNERS TO TACKLE HOME REPAIR AND REMODELING projects on their own. DIY projects can be rewarding, and many homeowners who have embraced the DIY movement have discovered talents they never before knew they had.

But no matter how simple popular home renovation television shows make remodeling projects appear, homeowners should know that such undertakings are far more difficult than they appear on television. Homeowners who overestimate their abilities and the time they have to complete projects can cost themselves substantial amounts of money. In fact, there are a variety of reasons homeowners might want to work with professional contractors when tackling home improvement projects.

EXPERIENCE

A trial and error approach can work with various projects and problems. But applying such an approach to home improvement projects is risky and potentially dangerous, not to mention costly. Experienced professional contractors with strong track records (seek recommendations from friends or neighbors) won't have to go through trial and error and are therefore more likely than DIYers to complete a project on time and on budget.

INSPIRATION

One oft-overlooked benefit of working with professional contractors is the likelihood that they can draw up ideas for projects that homeowners might otherwise never have thought of on their own. Homeowners without specific ideas in mind can ask contractors

to come up with various scenarios before committing to a particular one. Veteran contractors can draw on years of experience to create designs that DIYers might be incapable of coming up with and/or incapable of seeing through to completion.

COST

Conventional wisdom suggests it's less expensive to do something yourself than to hire someone else to do it for you, but that's not necessarily true of home improvement projects. Labor costs typically account for a substantial amount of professionally contracted projects, but homeowners can cut those costs by volunteering to do some of the simpler tasks themselves. In addition, contractors often purchase materials at a much lower cost than individual homeowners because contractors buy in bulk. So while labor costs might be lower

on DIY projects, the cost of materials can offset those savings.

RESALE VALUE

Many homeowners renovate their homes with eyes on improving the resale value of those homes. But if homeowners want to showcase a newly remodeled kitchen when selling their homes, they should be prepared for prospective buyers to ask who worked on the project. Fearing potential problems down the road, some buyers might be put off by homes that were remodeled by DIYers and not professional contractors. Renovating a home on your own can be a rewarding project for homeowners. But it's important that homeowners recognize the many benefits of working with professional contractors before making any final decisions with regard to who will tackle their next project. ■

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Choose Hunter Douglas shades today. Save energy year-round.
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THE WINDOW DECOR STORE

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Sat: 12:00 pm - 4:00 pm
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505-883-0019
www.blindsnmgallery.com
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SOUTHWEST MLS OPEN HOUSES

THIS FRIDAY - THURSDAY

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.

103 LISTINGS
LOW: 125K
HIGH: 825K

■ **ABQ ACRES WEST**
8739 VIA DE PAZ NE
\$265,000 | 1870 SQ. FT. | 3BDR | 3BA
Circle A Investments LLC
(505) 944-6266
Anwar Amlani
MLS # 881138
01/21 11:AM-2PM,01/22 3PM-6PM

■ **ABQ ACRES WEST**
8916 JASPER DRIVE NE
\$249,000 | 1700 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
Cindy Zhang
MLS # 882353
01/22 1:00PM-4:00PM

■ **ACADEMY WEST**
5313 QUEENS COURT NE
\$399,900 | 2864 SQ. FT. | 3BDR | 3BA
La Puerta Real Estate Serv LLC
(505) 867-3388
Jennise A Phillips
MLS # 869195
01/21 2PM-4PM,01/22 2PM-4PM

■ **ACADEMY WEST**
7933 ACADEMY TRAIL NE
\$359,900 | 2954 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 293-3700
Sharie Rutledge
MLS # 878360
01/21 12:00PM-2:00PM

■ **ACADEMY WEST**
7213 LANTERN ROAD NE
\$345,000 | 2613 SQ. FT. | 3BDR | 3BA
The M Real Estate Group
(505) 247-1002
Tawni L. Cyprus
MLS # 878705
01/21 12:00PM-2:00PM

■ **ACADEMY WEST**
6511 LOFTUS AVENUE NE
\$275,000 | 2492 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
Charlene Rockwell
MLS # 879711
01/22 2:00PM-4:00PM

■ **ACADEMY WEST**
6905 CHRISTY NE
\$215,000 | 1773 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Karen L Contri
MLS # 881181
01/22 1:00PM-3:00PM

■ **ACADEMY WEST**
7700 VISTA DEL ARROYO NE
\$295,000 | 2519 SQ. FT. | 4BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Sofia D Sullivan
MLS # 882104
01/21 11:00AM-1:00PM

■ **BERNALILLO/ALGDONES**
1005 AVENIDA LOS SUENOS
\$420,000 | 2246 SQ. FT. | 3BDR | 2BA
Century 21 Unica Real Estate
(505) 293-8400
Anna Marie Anglada
MLS # 873165
01/22 1:00PM-3:00AM

■ **BERNALILLO/ALGDONES**
509 CALLE DE LA ANGEL
\$299,900 | 2765 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
ABQ Houses 2 Homes
MLS # 881286
01/22 1:00PM-3:00PM

■ **CORRALES**
184 CAMINO RAYO DEL SOL
\$550,000 | 3034 SQ. FT. | 4BDR | 4BA
Coldwell Banker Legacy
(505) 898-2700
Carol J Bouloy
MLS # 874950
01/21 1:00PM-3:00PM

■ **CORRALES**
145 ANGEL ROAD
\$279,900 | 2232 SQ. FT. | 4BDR | 2BA
Keller Williams Realty
(505) 897-1100
Karsten & Associates
MLS # 879488
01/21 2:00PM-4:00PM

■ **CORRALES**
1334 LA ENTRADA
\$685,900 | 3661 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
Les Gordy
MLS # 879831
01/21 11AM-2PM,01/22 11AM-2PM

■ **CORRALES**
40 HOP TREE TR.
\$485,000 | 3080 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 293-3700
Lynn Martinez
MLS # 881721
01/22 2:00PM-4:00PM

■ **DOWNTOWN AREA**
408 PLACIDO MARTINEZ COURT NE
\$175,000 | 1174 SQ. FT. | 2BDR | 2BA
24K Real Estate Group, INC.
(505) 292-2424
Catherine R Buck
MLS # 881814
01/21 1PM-3PM,01/22 1:30PM-3:30PM

■ **FAIRGROUNDS**
6014 PRINCESS JEANNE AVENUE
\$215,000 | 1650 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 293-3700
Mike D Haley
MLS # 879037
01/21 2:00PM-4:00PM

■ **FAIRGROUNDS**
6221 HANNETT AVENUE NE
\$195,250 | 1954 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 898-2700
Sylvia L. Benavidez
MLS # 882541
01/21 2:00PM-2:00PM

■ **FAR NE HEIGHTS**
5619 PLANETA COURT NE
\$320,000 | 2625 SQ. FT. | 3BDR | 2BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300
John Fernandez
MLS # 866013
01/20 12:00PM-2:00PM

■ **FAR NE HEIGHTS**
10124 MASTERS DRIVE NE
\$825,000 | 3997 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
Merissa M Ashcraft
MLS # 872239
01/21 1:00PM-3:00PM

■ **FAR NE HEIGHTS**
11125 DOUBLE EAGLE NE
\$775,000 | 4887 SQ. FT. | 5BDR | 4BA
Keller Williams Realty
(505) 271-8200
Merissa M Ashcraft
MLS # 876582
01/21 1PM-4PM,01/22 1PM-3PM

■ **FAR NE HEIGHTS**
6200 PUEBLO VERDE NE
\$460,000 | 2440 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
Les Gordy
MLS # 879762
01/21 1PM-4PM,01/22 2PM-4:30PM

■ **FAR NE HEIGHTS**
5900 CANYON CREST PLACE
\$459,900 | 2817 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
Helen DeMott
MLS # 880155
01/22 11:00AM-1:00PM

■ **FAR NE HEIGHTS**
9205 FLUSHING MEADOWS DRIVE
\$355,000 | 2150 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 271-8200
Helen DeMott
MLS # 880259
01/22 1:30PM-3:30PM

■ **FOOTHILLS NORTH**
4909 CUMBRE DEL SUR COURT NE
\$598,000 | 3034 SQ. FT. | 3BDR | 2BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Margaret Ebbens
MLS # 875412
01/21 12PM-3PM,01/22 1PM-4PM

■ **FOOTHILLS NORTH**
6227 SILVERLACE TRAIL
\$350,000 | 1891 SQ. FT. | 3BDR | 3BA
Re/Max Elite
(505) 798-1000
Tracy L Denton
MLS # 876626
01/21 1PM-3PM,01/22 1PM-3PM

■ **FOOTHILLS SOUTH**
1713 MONTE LARGO NE
\$348,900 | 2691 SQ. FT. | 4BDR | 3BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300
John Fernandez
MLS # 874368
01/21 12:00PM-3:00PM

■ **FOOTHILLS SOUTH**
2900 VISTA DEL REY NE
\$129,900 | 1306 SQ. FT. | 3BDR | 3BA
Vista Encantada Realtors, LLC
(505) 884-0020
Kurstin Johnson
MLS # 879056
01/22 2:00PM-4:00PM

■ **FOOTHILLS SOUTH**
1309 MONTE LARGO NE
\$269,900 | 1978 SQ. FT. | 4BDR | 2BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300
Jennifer Bean
MLS # 879423
01/21 2:00PM-4:00PM

■ **FOOTHILLS SOUTH**
13324 DESERT FLOWER PLAGE NE
\$399,900 | 2938 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
Michael T Dunn
MLS # 881990
01/22 1:00PM-3:00PM

■ **FOOTHILLS SOUTH**
14005 SUNGLOW ROAD NE
\$249,900 | 2158 SQ. FT. | 3BDR | 2BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Michael W Durbin
MLS # 882095
01/21 10:00AM-12:00PM

■ **FOOTHILLS SOUTH**
1136 TURNER DRIVE NE
\$400,000 | 3500 SQ. FT. | 5BDR | 4BA
Realty One of New Mexico
(505) 883-9400
Jessica B Martin
MLS # 882311
01/21 1:00PM-3:00PM

■ **FOOTHILLS SOUTH**
3104 MATADOR DRIVE NE
\$358,500 | 2202 SQ. FT. | 3BDR | 4BA
Realty One of New Mexico
(505) 883-9400
Michelle Renee Sanchez
MLS # 882410
01/21 12:00PM-2:00PM

■ **FOUR HILLS VILLAGE**
1409 WAGON TRAIN DRIVE SE
\$184,900 | 1736 SQ. FT. | 2BDR | 2BA
Coldwell Banker Legacy
(505) 293-3700
Gerald J Williams
MLS # 865466
01/22 2:00PM-4:00PM

■ **FOUR HILLS VILLAGE**
1411 WAGON TRAIN DRIVE SE
\$179,900 | 1900 SQ. FT. | 2BDR | 2BA
One Stop Realty - Vantage
(505) 349-5289
Chad Petty
MLS # 876047
01/22 1:00PM-4:00PM

■ **LADERA HEIGHTS**
415 LUMINOSO DRIVE NW
\$217,000 | 2672 SQ. FT. | 5BDR | 3BA
It's A Deal Realty, LLC
(505) 270-1243
David Dunworth
MLS # 881364
01/21 1:00PM-3:00PM

■ **MESA DEL SOL**
2401 STIEGLITZ AVENUE
\$375,000 | 3138 SQ. FT. | 3BDR | 4BA
Vista Encantada Realtors, LLC
(505) 884-0020
Lamia T Faruki
MLS # 875849
01/22 1:45PM-3:30PM

SOUTHWEST MLS OPEN HOUSES

THIS FRIDAY - THURSDAY

■ NEAR NORTH VALLEY

1804 LEONORA DRIVE NW
\$198,500 | 1491 SQ. FT. | 3BDR | 2BA
Altima Real Estate LLC
(505) 873-5465
Keith P Kornegay
MLS # 881463
01/22 1:00AM-3:00PM

■ NEAR NORTH VALLEY

1315 CAMINO AMPARO NW
\$374,500 | 2155 SQ. FT. | 3BDR | 2BA
HydePark Realty
(505) 503-1000
James DesJardins
MLS # 881574
01/21 1:00PM-3:00PM

■ NEAR SOUTH VALLEY

817 WHITING ROAD SW
\$163,000 | 2600 SQ. FT. | 4BDR | 3BA
EXP Realty LLC
(505) 554-3873
Nancy J Ullery
MLS # 871052
01/22 1:30PM-3:30PM

■ NORTH ABQ ACRES

7301 NEW DAWN ROAD NE
\$550,000 | 3667 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
Merissa M Ashcraft
MLS # 869482
01/22 1:00PM-4:00PM

■ NORTH VALLEY

542 EL DORADO DRIVE NW
\$750,000 | 3856 SQ. FT. | 4BDR | 3BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300
John Fernandez
MLS # 874868
01/22 12:00PM-2:00PM

■ NORTH VALLEY

294 SANDIA ROAD NW
\$625,000 | 5002 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
Natalie M Sanchez
MLS # 881716
01/22 11:00AM-1:00PM

■ NORTH VALLEY

8916 5TH STREET NW
\$235,900 | 1654 SQ. FT. | 4BDR | 2BA
Keller Williams Realty
(505) 271-8200
Joellen Beller-Hudgins
MLS # 882051
01/22 1:00PM-3:00PM

■ NORTHEAST HEIGHTS

9006 PHOENIX AVENUE NE
\$164,000 | 1354 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 293-3700
Phylis L Thorson
MLS # 872796
01/22 12:00PM-3:30PM

CONTINUED ON
PAGE 16

Great property located near hiking trails, shopping, and park.

MLS #879886

BEAUTIFUL NORTH FOOTHILLS HOME

Price Reduced **\$199,900**

5007 Calle De Carino NE, Abq 87111
2 Bed / 2 Bath
1,650 sq. ft.



MELISSA MORENUS

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



**6528 METZ ROAD NW
ALBUQUERQUE, NM 87120
\$399,900
NORTHWEST HEIGHTS**

3 BED / 2.5 BATH / 2,410 SQ. FT.
AMY WATERMAN
REALTY ONE OF NM
OFFICE: 505.883.9400 OFFICE: 505.917.5084
MLS# 880766



**9516 CACHE CREEK DR. NW
ALBUQUERQUE, NM 87114
\$225,000
PARADISE WEST**

3 BED / 2 BATH / 1,812 SQ. FT.
DIANE DIAZ
COLDWELL BANKER LEGACY
OFFICE: 505.892.1000 CELL: 505.238.2467
MLS# 880044



**46 NATURE POINTE DR
TIJERAS, NM 87059
\$129,000
TIJERAS**

2.0 ACRES / 87,120 SQ. FT.
PATSY SPELLMAN
INFINITY REAL ESTATE
OFFICE: 505.281.2596 CELL: 505.321.8848
MLS# 757372



**65 WIND NW
ALBUQUERQUE, NM 87120
\$399,900
LA LUZ DEL SOL**

3 BED / 3 BATH / 1,954 SQ. FT.
MISSY ASHCRAFT
KELLER WILLIAMS
OFFICE: 505.271.8200 CELL: 505.362.6823
MLS# 857823

SOUTHWEST MLS OPEN HOUSES

THIS FRIDAY - THURSDAY

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.

103 LISTINGS
LOW: 125K
HIGH: 825K

NORTHEAST HEIGHTS

11032 LAGRANGE PARK DRIVE
\$215,000 | 1981 SQ. FT. | 3BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Nancy Stewart
MLS # 873793
01/21 12PM-2PM,01/22 1PM-4PM

NORTHEAST HEIGHTS

12112 SUMMER AVENUE NE
\$215,000 | 1940 SQ. FT. | 4BDR | 2BA
Keller Williams Realty
(505) 897-1100
Valerie Almanzar
MLS # 881695
01/22 12:00PM-2:00PM

NORTHEAST HEIGHTS

13308 MONARCH DRIVE NE
\$125,000 | 1237 SQ. FT. | 3BDR | 1BA
Coldwell Banker Legacy
(505) 292-8900
Carol L Radosevich
MLS # 882255
01/22 1:00PM-3:00PM

NORTHEAST HEIGHTS

13113 MARBLE AVENUE NE
\$142,000 | 1148 SQ. FT. | 2BDR | 2BA
Coldwell Banker Legacy
(505) 293-3700
Joi Banks-Schmidt
MLS # 882281
01/21 2PM-4:30PM,01/22 2PM-4:30PM

NORTHEAST HEIGHTS

2032 SOMERVELL STREET NE
\$189,900 | 1747 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 897-1100
Karsten & Associates
MLS # 882444
01/21 1PM-3PM,01/22 1PM-3PM

NORTHWEST HEIGHTS

5944 LOS RITOS COURT NW
\$310,000 | 3000 SQ. FT. | 5BDR | 3BA
Keller Williams Realty
(505) 271-8200
Steven M Radolinski
MLS # 871391
01/22 1:00PM-3:00PM

NORTHWEST HEIGHTS

50 WIND ROAD NW
\$399,000 | 2196 SQ. FT. | 2BDR | 3BA
Keller Williams Realty
(505) 271-8200
Merissa M Ashcraft
MLS # 874133
01/21 1PM-3PM,01/22 2PM-4PM

NORTHWEST HEIGHTS

4705 HOMESTEAD TRAIL NW
\$259,000 | 2649 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
Michael T Dunn
MLS # 879311
01/22 1:00PM-3:00PM

NORTHWEST HEIGHTS

6528 METZ ROAD NW
\$399,900 | 2410 SQ. FT. | 3BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Amy Waterman
MLS # 880766
01/21 1PM-4PM,01/22 1PM-4PM

NORTHWEST HEIGHTS

22 LINK STREET NW
\$259,000 | 2232 SQ. FT. | 3BDR | 3BA
Re/Max Select
(505) 265-5111
Christopher M Lucas
MLS # 881339
01/22 1:00PM-3:00PM

NORTHWEST HEIGHTS

4601 MONTE FRIO DRIVE NW
\$350,000 | 2219 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
John M Lopez
MLS # 881540
01/22 12:00PM-4:00PM

NORTHWEST HEIGHTS

4967 STAR KACHINA STREET NW
\$280,000 | 2687 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
Sam C Swari
MLS # 881901
01/22 1:00PM-4:00PM

NORTHWEST HEIGHTS

7135 LAS NUTRIAS NW
\$244,900 | 2570 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 898-2700
Carol Sauder
MLS # 881970
01/21 1PM-3PM,01/22 1PM-3PM

NORTHWEST HEIGHTS

8032 KIBO DRIVE NW
\$529,900 | 2866 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 898-2700
John M Long
MLS # 882046
01/21 11:00AM-1:00PM

NORTHWEST HEIGHTS

5333 CANADA VISTA PLACE NW
\$315,000 | 2822 SQ. FT. | 3BDR | 3BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Susan K Markin Ryerson
MLS # 882245
01/21 12:01PM-3:01PM

NORTHWEST HEIGHTS

6364 CAMINO DE PAZ ROAD NW
\$335,000 | 2305 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 892-1000
Jazmin Paulino
MLS # 882420
01/21 1AM-3PM,01/22 1AM-3PM

PARADISE EAST

10534 OLYMPIC STREET NW
\$304,900 | 2748 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 897-1100
Karsten & Associates
MLS # 877179
01/22 1:00PM-3:00PM

PARADISE EAST

10804 MARBLE STONE DRIVE NW
\$235,000 | 2416 SQ. FT. | 4BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Barbara Wade
MLS # 879638
01/21 1:00PM-3:00PM



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HOMES**

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twilighthomesnm.com | Sales (505) 903-9736

SOUTHWEST MLS OPEN HOUSES

THIS FRIDAY - THURSDAY

■ **PARADISE EAST**
4415 GLENCROFT AVENUE NW
\$239,000 | 1901 SQ. FT. | 3BDR | 2BA
Equity New Mexico
(505) 291-0050
Patricia White
MLS # 879858
01/21 12:00PM-3:00PM

■ **PARADISE EAST**
10815 DANDAS DRIVE NW
\$249,900 | 1873 SQ. FT. | 4BDR | 2BA
Coldwell Banker Legacy
(505) 892-1000
Patricia I Goff
MLS # 880687
01/22 11:00AM-2:00PM

■ **PARADISE EAST**
5332 RIVER RIDGE AVENUE NW
\$219,900 | 2136 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 898-2700
Barbara Ann Young
MLS # 882253
01/21 1:00PM-3:00PM

■ **PARADISE EAST**
10524 REDBUD STREET NW
\$169,900 | 1836 SQ. FT. | 3BDR | 3BA
Berkshire Hathaway HomeServices Allstar, REALTORS(r)
(505) 994-8585
Desiree Cosby
MLS # 882431
01/22 11:00AM-1:00PM

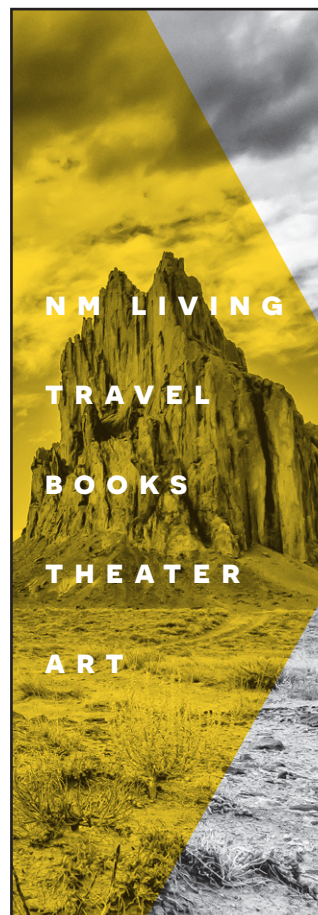
■ **PARADISE EAST**
10120 SIERRA HILL DRIVE NW
\$285,000 | 2071 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 898-2700
Sherry R McIlwain
MLS # 882489
01/21 2:00PM-4:00PM

■ **PARADISE WEST**
10539 CADIZ STREET NW
\$199,900 | 2277 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
Cindy Zhang
MLS # 874599
01/21 2:00PM-4:00PM

■ **PARADISE WEST**
7000 BRINDISI PLACE NW
\$250,000 | 2490 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
Barbara Madaras
MLS # 879391
01/21 1:30-3:30PM, 01/22 12:30-3:30PM

■ **PARADISE WEST**
10201 VIA VISTA PARQUE NW
\$235,000 | 1984 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 898-2700
Brian L Fossa
MLS # 880391
01/22 1:00PM-4:00PM

CONTINUED ON
PAGE 18



LIFE IN NEW MEXICO

NEW MEXICO'S GUIDE
TO THE LAND OF
ENCHANTMENT

EVERY SUNDAY

AlbuquerqueJournal

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4008 PASAJE PLACE NW
ALBUQUERQUE, NM 87114
\$259,900
PARADISE EAST

4 BED / 3 BATH / 2,460 SQ. FT.
MELISSA MORENUS
REMAX ALLIANCE REALTORS
OFFICE: 505.298.9999 CELL: 505.620.5504

MLS# 878701



LAND AT FULLERTON RIDGE
ALBUQUERQUE, NM 87047
\$53,956
SANDIA PARK

2.32 ACRES / 109,932 SQ. FT.
MARTY STRIBLING
MARTY STRIBLING BROKERAGE
OFFICE: 505.379.1706

MLS# 841388



9000 ALAMEDA BLVD NE
ABUQUERQUE, NM 87122
\$1,195,000
NORTH ALBUQUERQUE ACRES

4 BED / 4.5 BATH / 4,350 SQ. FT.
ROBERT DEVINE
SWITCH REALTY
OFFICE: 505.596.0606 CELL: 505.515.5800

MLS# 876458

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HOUSES HERE, EVERY FRIDAY.

Contact Jorge Lopez
505.823.3393 or
jalopez@abqjournal.com

SOUTHWEST MLS OPEN HOUSES

THIS FRIDAY - THURSDAY

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.

103 LISTINGS
LOW: 125K
HIGH: 825K

■ **PARADISE WEST**
10015 CALLE BELLA NW
\$244,900 | 2180 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 897-1100
Karsten & Associates
MLS # 880762
01/21 1:00PM-3:00PM

■ **PLACITAS AREA**
27 CALLE CORVO
\$569,900 | 3954 SQ. FT. | 3BDR | 4BA
Coldwell Banker Legacy
(505) 292-8900
Michael T Dunn
MLS # 874047
01/22 1:00PM-3:30PM

■ **PLACITAS AREA**
6 ANASAZI MEADOWS COURT
\$509,000 | 2250 SQ. FT. | 3BDR | 3BA
La Puerta Real Estate Serv LLC
(505) 867-3388
Annette M Ackerman
MLS # 876153
01/22 1:00PM-3:00PM

■ **PLACITAS AREA**
12 CALLE COBRE
\$459,000 | 2850 SQ. FT. | 4BDR | 3BA
EXP Realty LLC
(505) 554-3873
Cathy M Olson
MLS # 881830
01/22 1:00PM-4:00PM

■ **RIO RANCHO CENTRAL**
1108 DESERT PAINTBRUSH LOOP NE
\$159,900 | 1664 SQ. FT. | 3BDR | 2BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300
Megan S Randolph
MLS # 881264
01/21 11AM-1PM, 01/22 10:30AM-1PM

■ **RIO RANCHO MID**
605 LOMA LINDA LOOP NE
\$255,500 | 2261 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 892-1000
Team Sedoryk
MLS # 874677
01/22 1:00PM-4:00PM

■ **RIO RANCHO MID**
616 TROON DRIVE
\$235,000 | 2012 SQ. FT. | 3BDR | 3BA
Pasquale Realty
(505) 296-5636
Ken Mills
MLS # 876241
01/22 1:30PM-4:00PM

■ **RIO RANCHO MID**
33 TIMOR ROAD SE
\$152,500 | 2082 SQ. FT. | 4BDR | 3BA
EXP Realty LLC
(505) 554-3873
Home Finder Team
MLS # 881253
01/22 12:00PM-1:00PM

■ **RIO RANCHO MID**
700 PLAYER COURT SE
\$250,000 | 2639 SQ. FT. | 3BDR | 3BA
Q Realty, Inc
(505) 750-0059
Helen Y Jackson
MLS # 881434
01/22 1:00PM-3:00PM

■ **RIO RANCHO MID**
200 SILENT SPRING DRIVE NE
\$299,000 | 2184 SQ. FT. | 4BDR | 2BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Patricia A Finnegan
MLS # 881727
01/22 11:00AM-2:00PM

■ **RIO RANCHO MID**
400 ASBURY ROAD NE
\$170,000 | 1398 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900
Cassandra D Morrison
MLS # 881896
01/22 12:00PM-2:00PM

■ **RIO RANCHO MID**
415 PASEO ROJA PLACE NE
\$229,900 | 2227 SQ. FT. | 3BDR | 3BA
Berkshire Hathaway HomeServices
Allstar, REALTORS(r)
(505) 994-8585
Desiree Cosby
MLS # 882143
01/21 12:00PM-2:00PM

■ **RIO RANCHO MID**
654 LAKEVIEW CIRCLE SE
\$179,900 | 1530 SQ. FT. | 2BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900
Randy Arnn
MLS # 882288
01/21 1:00PM-4:00PM

■ **RIO RANCHO MID**
665 APPLEWOOD PARK DRIVE SE
\$169,900 | 1475 SQ. FT. | 3BDR | 2BA
Berkshire Hathaway HomeServices
Allstar, REALTORS(r)
(505) 994-8585
Desiree Cosby
MLS # 882363
01/21 11:00AM-1:00PM

■ **RIO RANCHO NORTH**
6714 OERSTED ROAD NE
\$389,000 | 2887 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 898-2700
Sue Trevor
MLS # 876204
01/21 11AM-2PM, 01/21 2PM-4PM

■ **RIO RANCHO SOUTH**
1548 16TH AVENUE SE
\$299,900 | 2580 SQ. FT. | 4BDR | 2BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Lynn Porter
MLS # 876850
01/21 11:00AM-1:00PM

■ **RIO RANCHO SOUTH**
1529 VISTA DE COLINAS DRIVE SE
\$329,000 | 2281 SQ. FT. | 3BDR | 3BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300
John Fernandez
MLS # 879767
01/21 1PM-3PM, 01/22 1PM-3PM

■ **RIO RANCHO SOUTH**
1025 26TH STREET SE
\$300,000 | 2258 SQ. FT. | 3BDR | 2BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300
Jennifer Cody Martin
MLS # 881174
01/21 1:30PM-4:30AM

■ **RIO RANCHO SOUTH**
2005 PLATINA ROAD SE
\$269,900 | 3090 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 271-8200
ABQ Houses 2 Homes
MLS # 881948
01/21 11AM-2PM, 01/22 1PM-3PM

■ **RIO RANCHO SOUTH**
1909 CARAMESA DRIVE SE
\$300,000 | 3338 SQ. FT. | 5BDR | 3BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300
Jennifer Cody Martin
MLS # 882246
01/20 3:00PM-5:00PM

■ **RIO RANCHO SOUTH**
2822 CEDRO LANE SE
\$289,900 | 2281 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Edmund McGee
MLS # 882372
01/21 1PM-4PM, 01/22 1PM-4PM

■ **SANDIA HEIGHTS**
727 CEDAR HILL COURT NE
\$297,500 | 1844 SQ. FT. | 3BDR | 2BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300
John Fernandez
MLS # 868289
01/21 11:00AM-3:00PM

■ **SANDIA HEIGHTS**
21 JUNIPER HILL RD ROAD NE
\$725,000 | 2650 SQ. FT. | 4BDR | 3BA
Ribble Harder Realty LLC
(505) 828-0456
Robin Ribble Harder
MLS # 878584
01/22 1:00PM-4:00PM

■ **SANDIA HEIGHTS**
301 JUNIPER HILL ROAD NE
\$795,000 | 2947 SQ. FT. | 3BDR | 2BA
Vista Encantada Realtors, LLC
(505) 884-0020
Lamia T Faruki
MLS # 880001
01/22 11:00AM-1:00PM

■ **SANTA FE COUNTY N OF RR**
312 PINO ROAD
\$616,250 | 1250 SQ. FT. | 2BDR | 2BA
Keller Williams Realty
(505) 897-1100
Joseph Maez
MLS # 877896
01/22 1:00PM-3:00PM

■ **UNM**
731 MANZANO STREET NE
\$219,000 | 1853 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 828-1000
Jason W Dencklau
MLS # 875017
01/21 11:00AM-2:00PM

■ **UNM**
413 SOLANO DRIVE NE
\$315,000 | 1941 SQ. FT. | 3BDR | 2BA
Re/Max Select
(505) 265-5111
Ruben A Ortega
MLS # 877930
01/21 1:00PM-3:00PM

■ **UNM**
304 MONTCLAIRE DRIVE NE
\$249,000 | 1902 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
Maria C Pumilia
MLS # 878035
01/22 1:00PM-4:00PM

■ **UNM**
3529 ASPEN AVENUE NE
\$329,000 | 2083 SQ. FT. | 4BDR | 2BA
Century 21 Unica Real Estate
(505) 293-8400
Bill Shue
MLS # 879015
01/22 2:00PM-4:00AM

■ **UNM**
3408 INDIAN SCHOOL ROAD NE
\$144,900 | 1255 SQ. FT. | 2BDR | 2BA
One Stop Realty - Vantage
(505) 349-5289
Chad Petty
MLS # 879563
01/21 1:00PM-4:00PM

■ **UNM**
449 SYCAMORE STREET
\$319,700 | 1378 SQ. FT. | 2BDR | 1BA
Coldwell Banker Legacy
(505) 293-3700
Mike D Haley
MLS # 880473
01/22 1:00PM-4:00PM

■ **UNM**
3700 HANNETT AVENUE NE
\$368,000 | 2300 SQ. FT. | 3BDR | 2BA
New Urban Investments, LLC
(505) 450-4466
Julia Raby
MLS # 880990
01/22 2:00PM-4:00PM

■ **UNM**
512 CARLISLE BOULEVARD NE
\$309,000 | 1727 SQ. FT. | 3BDR | 2BA
Granfors Realty, LLC
(505) 821-1309
Stephanie L Granfors
MLS # 881881
01/22 2:00PM-4:00PM

**SANTA FE CONTINUED
ON PAGE 19**

SANTA FE MLS OPEN HOUSES

THIS FRIDAY - THURSDAY

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.

13 LISTINGS
LOW: 255K
HIGH: 719K

■ **SF CITY SE NORTH**
1414 MIRACERROS LOOP SOUTH
\$589,000 | 3781 SQ. FT. | 4BDR | 3BA
Santa Fe Properties/Washington
505-982-4466
Cristina Branco
MLS # 201605413
01/22 1:00PM-3:00PM

■ **SF CITY SE NORTH**
207 LAUGHLIN STREET
\$349,000 | SQ. FT. | 2BDR | 1BA
Santa Fe Properties
505-982-4466
Susan Loomis
MLS # 201700148
01/22 1:00PM-3:00PM

■ **SF CITY LIMITS NW**
608 AVENIDA VILLAHERMOSA
\$279,900 | 1148 SQ. FT. | 2BDR | 2BA
Santa Fe Properties
505-982-4466
Kate Prusack
MLS # 201605660
01/22 1:00PM-4:00PM

■ **SF CITY LIMITS NE**
815 PALACE AVE #29 E
\$719,000 | 2491 SQ. FT. | 4BDR | 3BA
Santa Fe Properties
505-982-4466
Linda Murphy
MLS # 201603321
01/22 2:00PM-4:00PM

■ **SF CITY LIMIT SWS**
3173 VIALE CETONA
\$359,900 | 1571 SQ. FT. | 3BDR | 2BA
Santa Fe Properties
505-982-4466
David Mead
MLS # 201505328
01/22 1:00PM-4:30PM

■ **SF CITY LIMIT SWS**
3171 VIALE CETONA
\$379,900 | 1707 SQ. FT. | 2BDR | 2BA
Santa Fe Properties
505-982-4466
David Mead
MLS # 201505329
01/22 1:00PM-4:30PM

■ **SF CITY LIMIT SWS**
3168 VIALE CETONA
\$384,900 | 1726 SQ. FT. | 3BDR | 3BA
Santa Fe Properties
505-982-4466
David Mead
MLS # 201505330
01/22 1:00PM-4:30PM

■ **SF CITY LIMIT SWS**
3150 VIALE TRESANA
\$391,900 | 1768 SQ. FT. | 2BDR | 3BA
Santa Fe Properties
505-982-4466
David Mead
MLS # 201505332
01/22 1:00PM-4:30PM

■ **SF CITY LIMIT SWS**
4312 LEAPING RABBIT
\$389,000 | 2017 SQ. FT. | 4BDR | 3BA
Santa Fe Properties
505-982-4466
Nancy Lewis
MLS # 201604842
01/22 1:00PM-4:00PM

■ **SF CITY LIMIT SWS**
2504 CAMINO SAN PATRICIO
\$255,000 | 1340 SQ. FT. | 4BDR | 2BA
Sotheby's Int. RE/Washington
505-988-8088
Lois Sury
MLS # 201605305
01/22 1:00PM-3:00PM

■ **SF CITY LIMIT SWS**
2913 VIALE TRESANA
\$337,900 | 1300 SQ. FT. | 2BDR | 2BA
Santa Fe Properties
505-982-4466
Patrice Von Eschen
MLS # 201605487
01/22 1:00PM-4:30PM

■ **RIO RANCHO**
2826 ARCE LANE SE
\$384,500 | 3538 SQ. FT. | 5BDR | 3BA
Skye's The Limit Realty
505-988-2034
Skye White
MLS # 201700198
01/22 1:00PM-4:00PM

■ **NW QUADRANT**
4 CALLE SUERTE W
\$630,000 | 2410 SQ. FT. | 3BDR | 3BA
Berkshire Hathaway HomeService
505-982-0330
Carol Hamilton
MLS # 201700199
01/22 1:00PM-4:00PM

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