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ISSUE 41

FEBRUARY 24 – MARCH 2, 2017



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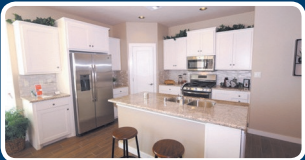
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OUTDOOR STYLE



The key to finding the right outdoor design style is determining how you'll be using the space.

ELEGANT OUTDOOR RETREATS

TIPS TO ENHANCE YOUR OUTSIDE SPACE

AN ELEGANT OUTDOOR AREA ADDS USABLE LIVING SPACE TO YOUR HOME—for parties or just quiet evenings spent relaxing outdoors. Choose outdoor furniture and accessories made of materials durable enough to withstand Mother Nature.

The key to finding the right outdoor design style is determining how you'll be using the space. The more guests you expect during the warm weather months, the more seating and entertaining room you will need. Consider this factor when choosing your new patio furniture set.

PATIO

Your patio is the foundation for your outdoor living space. It will need to be durable and well constructed, but you also will want it to be attractive. You can install

a new patio or just resurface your existing one. The most popular patio materials to choose from include concrete, flagstone, pavers and brick. Concrete is basic, but it works especially well on a budget.

For a completely natural look, nothing beats natural stone for a patio. There are many different types of natural stone to choose from, including flagstone, slate, bluestone and limestone. Natural stone costs more, but manufactured paving stones come in many different shapes, colors and patterns, as well. Bricks also come in different colors and are an option.

LIGHTING

Outdoor lighting defines the boundaries of your outdoor space and provides some security. Depending on the type of light, it also can change the mood. Lan-

OUTDOOR STYLE



An outdoor fireplace or fire pit can be an easy addition when throwing outdoor gatherings.

terns and outdoor candles provide subtle light and are great for romantic dinners. Solar lights are popular, too, and there are lots of options at your local home improvement store.

FURNITURE & GRILL

Outdoor furniture provides comfortable seating for everyone as they relax, chat or eat the night away. Many options are specifically made with materials that can endure the outside elements. Wooden patio furniture is popular and can show off great craftsmanship. Other patio sets have comfortable water-resistant cushions, with lots of colors available.

Of course, a standard to any outdoor space is the barbecue grill. There are lots

of charcoal or gas styles, sizes and colors depending on your preference. Let the party begin.

FIREPLACE OR FIRE PIT

Adding a nice feature for the cool spring and summer nights will make for great entertainment. An outdoor fireplace or fire pit can be an easy addition when throwing outdoor gatherings. They come in various sizes and designs and can go from affordable to over-the-top, depending on your preference and style. Bonfires can be built-in or as simple as buying it and using it the same day. ■



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COMMERCIAL REAL ESTATE



Owning commercial real estate can be your biggest and best financial goal for 2017.



BY JUSTINE DESHAYES, CCIM

VICE PRESIDENT, WELLS FARGO BANK

STEPS TO OWNING COMMERCIAL REAL ESTATE

UNDERSTANDING LOANS FOR FUTURE COMMERCIAL DEVELOPMENTS

A NEW YEAR BRINGS NEW GOALS FOR BUSINESS OWNERS AND INVESTORS. Many share the goal of acquiring, constructing or refinancing commercial real estate (CRE). Despite the rate increase by the Federal Government in December, rates still remain at low historical levels, which make it a smart financial decision to obtain financing.

There are several financing vehicles, including insurance companies, pension funds, private investors and other capital sources. Though there are numerous lending options, two are most commonly utilized: conventional and SBA.

CONVENTIONAL BANK LOANS

Conventional commercial real estate loans are applicable to both owner-occupied or investor properties. "Owner-occupied" is defined as the borrower's business occupying 51 percent or more of

the building square footage.

U.S. SMALL BUSINESS ADMINISTRATION (SBA) LOANS

Only owner-occupied buildings qualify for SBA loans, not investor properties. SBA loans are not actually made by the SBA; rather, lenders make commercial loans that adhere to the SBA's guidelines, and in turn, the SBA guarantees a portion of that loan. This eliminates some of the risk to the third-party lender. This SBA guarantee allows lenders to provide financing with longer terms and better rates, as well as the option to put less money down.

There are two real estate loan options offered by the SBA: the 7(a) and 504. The 7(a) is SBA's most common loan program, but speak to your lender to discern which better fits your objectives. It's important to note that only certain lenders are part of the SBA's Preferred Lenders Program

(PLP). This is part of SBA's effort to streamline procedures and delegates the final credit decision (and most servicing) to carefully selected PLP lenders.

LENDING RISKS

A few inherent real estate lending risks a lender can face are repayment risks; which can be the main risk to most lenders, completion risk, borrower/individual guarantor risk and re-leasing/rollover risk. Other risks to lookout for are market risk, and competitive position risk.

TOPICS LENDERS SHOULD EXPLAIN

Understanding what type of loan you're getting is crucial; so don't hesitate to ask your lender to explain questions you might have. If you're not sure what to look for, a few things to ask could be,

loan-to-value ratio, debt service coverage ratio, interest rates and fees, personal guarantees and prepayment terms.

WHAT TO PREPARE FOR YOUR LENDER

Things to prepare to get your loan moving faster are your personal financial statements, leases, and resumes for principals and business overview. Three years are preferred for business profit and loss statements, most recent business interim statement and personal and business federal income tax returns. Owning commercial real estate can be your biggest and best financial goal for 2017, seeking a lender's advice and assistance can help make that dream possible. ■

Sources: www.sba.gov, www.forbes.com, www2.deloitte.com, RMA: Real Estate Fundamentals in Commercial Lending



MLS # 883280

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ABOUT THE COVER



WELCOME TO 1516 EAGLE RIDGE TERRACE NE. Built by architect Richard Schalk AIA, master builder John Blueher and landscape artist Alana Markle, this property is located on a quiet cul-de-sac surrounded by scenic outdoor views. A custom front gate and an oriental garden, opens to a bridge leading to the grand double-door entrance. Offering much space for entertainment, this contempo-

rary home includes a great room, living room, kitchen and dining room – giving plenty of options for gatherings. Located on the opposite side of the other three bedrooms, the master has an en-suite with a large closet with in custom cabinetry, shelving and space for a coffee bar. Details of this modern home include skylights, a built-in bar, elevator leading to the second-story studio with outdoor views and much more. ■



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REAL ESTATE



Each generation has a unique preference when searching for a new home.

NOT YOUR MOTHER’S HOUSING MARKET

WHAT
HOMEBUYERS
FROM DIFFERENT
GENERATIONS
LOOK FOR

Buying a home today is a drastically different experience than it was for your mother, or your grandmother. The economy, population growth and social desires of a generation are all contributing factors to the real estate climate. Each generation has a unique preference when searching for a new home. One of the goals of the National Association of REALTORS® is to follow these generational trends.

MILLENNIALS

Millenials are people ranging between 18 and 35 years of age, and they currently make up 35 percent of all homebuyers — the largest share and growing each year.

They are the most likely to not only search for a home online, but also take action.

GENERATION X

Buyers between the ages of 36 and 50 represent Generation X, and make up 26 percent of all homebuyers. Because this generation is in the peak of their earning potential, it is no surprise that they have the highest median home prices and square footage of all the generations. Generation X also makes up the largest share of sellers, at 25 percent.

BABY BOOMERS

Baby Boomers, people between the ages

of 51 and 69, move the longest distance at a median of 34 miles. They see themselves living in their current home the longest, rounding out at about 20 years.

THE SILENT GENERATION

Buyers between the ages of 70 to 90 make up the silent generation, and are 9 percent of all customers. They are very of-ten downsizing due to retirement, wanting to be closer to family and have the smallest median income of all generations. How-ever, they are the most likely to purchase new homes and the least likely to purchase a detached single-family home. ■

LIGHT IT UP

IDEAS TO ADD NATURAL LIGHTING IN YOUR HOME

A HOUSE FILLED WITH SUNLIGHT IS CHEERY, WARM AND INVITING — and it just makes us feel plain happy. Natural light also reduces lighting energy consumption by 50 to 80 percent, according to the U.S. Green Building Council. There are many ways to incorporate more light into your life. You just need to know where to look.

WINDOWS

Windows and skylights are the most obvious ways to let natural light into our homes. Of course, you need to consider any side effects of heat gain or loss and glare, but these can be controlled with energy-efficient glass. Your interior designer and contractor will consider

placement and orientation in regards to how the windows relate to the sun’s movement. These simple strategies can help you enjoy the best of all worlds.

OPEN CONCEPT

The latest home trends favor open concept layouts. These larger spaces usually contain more windows that’s are bigger, so they are considerably lighter than older homes that often feature separated and enclosed rooms. Open to some remodeling? Talk with your local construction experts about creating a design that takes out non-load-bearing walls to open up your place a bit. You can even add open-tread stairwells with an operable window or skylight at the top. These touches will provide a ray of

new light throughout your home.

BLINDS & CURTAINS

Blinds and curtains contribute to color, design and the overall look of a home. They also are important for privacy and can control the amount and direction of natural light. Blinds come in a variety of materials, colors and prices depending on your preference. There are vertical, horizontal and assorted pull-down blinds, as well. Curtains are one of the finishing details of any room. Some, such as sheers and valances, let in significant light to filter through, while others block out light almost completely. With this kind of control, you can pick and choose when to brighten up your home. ■



Natural light reduces lighting energy consumption by 50 to 80 percent, according to the U.S. Green Building Council.

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FEATURE STORY / LOCAL DESIGNERS



SUSAN WESTBROOK
Custom kitchen of a revived adobe colonial hacienda in Corrales, NM.

ARTISTS IN HOME DESIGN:
ADVANTAGES OF HIRING AN INTERIOR DECORATOR

LOCAL DESIGNERS SHARE PROFESSIONAL ASPECTS OF THEIR JOB

BY GLEN ROSALES / HOMESTYLE WRITER

EVERYONE THINKS THEY KNOW JUST THE BEST WAY TO DECORATE THEIR OWN SPACE. And in many ways, they do, but a licensed interior decorator can help smooth the process to be easier with less stress and even save money in the long run, especially if brought early in the project. “My job is to help make the space, work hard, look fabulous and last for a long time,” said Susan Kirkpatrick of Kirkpatrick & Associates Inc., which has recently branched out into home design to complement a wildly successful hotel-design business.



SUSAN KIRKPATRICK
Stones and fabrics soften the feel at the Hilton Garden Inn in Texarkana, TX.

FEATURE STORY



SUSAN WESTBROOK
Dining room of a 300-year-old Albuquerque North Valley adobe home.



SUSAN WESTBROOK

"Classical interior design is where you do it once and you're not having to redo it every four or five years."

SUSAN WESTBROOK

INTERIOR DESIGNER QUALIFICATIONS

“We just see things because we’re trained to that a lot of people don’t pick up on,” she said. “And it’s the details that make the difference.” It’s a profession that’s frequently misunderstood because the impact often isn’t appreciated, said Susan Westbrook of Susan Westbrook Interiors. “You’re required to have an education and you have to pass an exam and you have to have a skill set that identifies you as a true professional,” she said. “First thing, we have to have a specific education, a degree, we have to pass a very lengthy and difficult exam and we have

a set of ethical bylaws we have to follow. Every year we have to renew our licenses and taking continuing education like any other professional.” A qualified designer not only should be able to look at an existing space and figure out the best way to make it look better, but also see a set of plans and quickly identify some nuances that may have escaped notice. “You just have to be able to look at things and see what the final view is going to be,” Kirkpatrick said. “A lot of people can’t read plans.” Indeed, that skill is something paramount to a designer. “When a client walks up to me and says, ‘Why do I need you?’ when they do their plans, very few people can think in two

dimensions and turn it into three dimensions,” Westbrook said. “They really have a hard time visualizing how things will work. I help them figure out a pattern that also will be the most economical.” CLIENTS COME FIRST It all starts, however, when the designer sits down with the client. “It’s very much a relationship,” said Mandana Nowroozian, a designer at Kirkpatrick & Associates. “We ask a lot of questions about their likes and dislikes. ‘Nos’ are as good as ‘yesses’ because then we can move forward from those. And we can make our best, educated suggestions about what they should



SUSAN KIRKPATRICK
Warm textures and fabrics set the tone at the Fairfield Inn & Suites in Moscow, ID.

use and then it goes forward. Ultimately it’s their decision. If they like what we’ve presented or we can give them more options, but it’s all based on what they initially give us, then we go out and do the leg work and the research.” CLASSIC LOOKS Often people will have an idea of what they want, but it’s impractical for the space or beyond their budget, and that’s another area where a designer can help out. “I have found a lot of places where you can compromise in one area and be extravagant in another and make it feel extravagant all over,” Westbrook said. “Functional

FEATURE STORY

SUSAN KIRKPATRICK

Contemporary fireplace featuring lineal design at the Hampton Inn at the Calgary, Canada airport.



SUSAN WESTBROOK

A copper bathtub with holiday accents.



INTERIOR DESIGN

CONTINUED FROM PAGE 11

planning is really important and it's really important that people are not very influenced by trends. Classical interior design is where you do it once and you're not having to redo it every four or five years." Sometimes there are designs that catch people's eyes, but quickly fade away, she said. "They're elements that are over-used," Westbrook said. "I work at a design that's timeless and very family friendly, that looked lived but looks like it's just been tidied up. Simple and keep it to the people in living in it. It's not something you're at war with trying to keep it looking good. The money they spend with me they saved by not making mistakes."

TRUSTING THE DESIGNER

One of the battles designers face is convincing prospective clients that the final outcome will be to their liking and not what the designer's prefers. "I think the public has a misconception when it comes to hiring a designer because they think they're going to have to go with that person's tastes," Kirkpatrick said. "Interior designers shouldn't have their personal tastes involved coming into the mix. A good designer is going to find out what makes that client happy and how they can help them work their space and can get the best value for their dollar." The client, after all, is the one that has to live there, she said. "The designers have their own places to live. We need to make it a place where the client is so happy that they can't wait to go home and spend time in that space," Kirkpatrick said. "We're capable of incorporating family heirlooms and treasures and lot of what we're doing is problem solving. We always let the client make the final decision but along the way what we're doing

is educating the client," she added. "We will make selections that we think work the best for that particular project and give them options. And there are always discussions about why those options are best. It comes back to design principles: scale, proportion and color palette. We see things from a layered palette."

IMPORTANCE OF COMMUNICATION

Communication is the big key, not only between the client and the designer, but the designer and the onsite workers, Nowroozian said. "Working with other trades people, like architects and contractors, we can really communicate with them about having the client's sense about something," she said. "Maybe it's a large issue, maybe it's a small issue. Maybe we can help with the communication, keep everything on track, help with scheduling. So it's good to have us on your team just to help with project management." And the plethora of ideas and designers filling the ether, it's helpful to have somebody who knows how to bring it all together, Nowroozian said. "There is so much do-it-yourself out there and if somebody is chasing a look they saw in a magazine, they can research hours upon hours upon hours, whereas we have a pretty good idea where to find certain things and it won't take us as long. We have connections," she said. "A lot of stuff you may not be able to get. We know where to find certain things, and can make certain selections based on our resources that we have, that are more limited to the public." ■

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Century 21 Unica Real Estate
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Anglada Olguin Team
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\$229,900 | 2116 SQ. FT. | 3BDR | 3BA
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The Hellmann Group
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Jessica O'Callahan
MLS # 884129
02/26 2:00PM-4:00PM

■ CORRALES
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\$206,000 | 1451 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
JJ & Janis Lynch
MLS # 883579
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PAGE 14



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RESIDENTIAL NORTHEAST HEIGHTS

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1,090 sq. ft.





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SOUTHWEST MLS

THIS FRIDAY - THURSDAY

OPEN HOUSES

FAR NE HEIGHTS
9305 MABRY AVENUE NE
\$385,000 | 2813 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 897-1100
Team Blunier
MLS # 884801
02/25 2PM-4PM,02/26 11AM-1:30PM

FAR NE HEIGHTS
5423 VISTA SANDIA NE
\$285,000 | 1975 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 897-1100
Valerie Almanzar
MLS # 881198
02/26 12:00PM-2:00PM

FAR NE HEIGHTS
4501 BERMUDA DRIVE NE
\$279,900 | 1917 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900
Sharon Wray
MLS # 878165
02/25 1:00PM-3:00PM

FAR NE HEIGHTS
5500 AMIGO WAY NE
\$270,000 | 1913 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 293-3700
Richard D Jackson
MLS # 876881
02/24 3PM-5:30PM,02/26 2PM-4PM

FAR NE HEIGHTS
7305 GENERAL KEARNY DRIVE NE
\$249,900 | 1852 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Krishna Jaiswal
MLS # 883949
02/25 1:00PM-3:00PM

FAR NE HEIGHTS
9501 VILLA DEL REY NE
\$238,400 | 1566 SQ. FT. | 3BDR | 2BA
Campbell & Campbell Real Estate
(505) 821-7666
CAMPBELL TEAM
MLS # 884725
02/25 11:00AM-2:00PM

FOOTHILLS NORTH
5509 FOOTHILLS CANYON NE
\$925,000 | 5356 SQ. FT. | 6BDR | 6BA
Coldwell Banker Legacy
(505) 292-8900
CJ Ciddio
MLS # 883420
02/26 1:00PM-3:00AM

FOOTHILLS NORTH
13201 CEDARBROOK AVENUE NE
\$450,000 | 5000 SQ. FT. | 4BDR | 4BA
Keller Williams Realty
(505) 897-1100
Karsten & Associates
MLS # 875750
02/25 1:00PM-3:00PM

FOOTHILLS NORTH
6208 SEDONA DRIVE NE
\$329,500 | 1593 SQ. FT. | 2BDR | 2BA
no lion! REALTY
(505) 264-9745
Morris J Albert
MLS # 884676
02/25 1:00PM-3:00PM

FOOTHILLS SOUTH
14416 PIEDRAS NE
\$465,000 | 3296 SQ. FT. | 4BDR | 4BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300
Nyshalynn B Livingston
MLS # 884101 | 02/26 1:00PM-3:00PM

FOOTHILLS SOUTH
1136 TURNER DRIVE NE
\$390,000 | 3500 SQ. FT. | 5BDR | 4BA
Realty One of New Mexico
(505) 883-9400
Jessica B Martin
MLS # 882311
02/26 12:00PM-2:00PM

FOOTHILLS SOUTH
3805 BIG SKY DRIVE NE
\$319,900 | 2072 SQ. FT. | 4BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900
Greg Lobbereg
MLS # 882377
02/26 12:00PM-3:00PM

FOOTHILLS SOUTH
14213 SEDREV ROAD
\$169,900 | 1400 SQ. FT. | 3BDR | 2BA
Berkshire Hathaway HomeServices
Allstar, REALTORS(r)
(505) 994-8585 | Desiree Cosby
MLS # 878532
02/26 12:00PM-2:00PM

FOUR HILLS VILLAGE
1333 CAMINO CERRITO SE
\$465,000 | 3515 SQ. FT. | 4BDR | 5BA
Coldwell Banker Legacy
(505) 293-3700
Jan DeMay
MLS # 884621
02/26 1:00PM-3:00PM

FOUR HILLS VILLAGE
1805 PEDREGOSO COURT SE
\$425,000 | 3535 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 293-3700
Jan DeMay
MLS # 881698
02/26 1:00PM-3:00PM

FOUR HILLS VILLAGE
13616 MOUNTAIN WEST COURT SE
\$279,900 | 2337 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
Sharon Wray
MLS # 877911
02/24 11AM-2PM,02/26 1PM-3PM

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
02/26 1:00PM-4:00PM

LADERA HEIGHTS
8924 CLOUDY ROAD NW
\$279,900 | 2200 SQ. FT. | 4BDR | 2BA
Keller Williams Realty
(505) 897-1100
Karsten & Associates
MLS # 883732
02/26 2:00PM-4:00PM

LADERA HEIGHTS
8309 CRIMSON AVENUE NW
\$196,000 | 2019 SQ. FT. | 3BDR | 3BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300 | Ryan C Lynch
MLS # 884060
02/25 2:00PM-4:00PM

LADERA HEIGHTS
5143 LEVY COURT NW
\$140,000 | 1108 SQ. FT. | 2BDR | 3BA
Roadrunner Realty & Investments
(505) 639-5961
John Evan Sanderson
MLS # 884707
02/25 11AM-1:30PM,02/26 1PM-3:30PM

LADERA HEIGHTS
6824 CLEGHORN NW
\$130,000 | 1300 SQ. FT. | 3BDR | 2BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
John Lucero
MLS # 884264
02/25 1:00PM-3:00PM

LAS MARAVILLAS
5 ACEBO PLACE
\$134,900 | 1412 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 865-5500
Jessica Rasband
MLS # 884818
02/26 12:30PM-2:30PM

MEADOWLAKE/EL CERRO
26 RIO ABAJO
\$135,000 | 1605 SQ. FT. | 3BDR | 2BA
One Stop Realty - Vantage
(505) 349-5289
Lisa Reneau-May
MLS # 882189
02/25 12:00PM-3:00PM

NE EDGEWOOD
26 PARK ROAD
\$135,000 | 1300 SQ. FT. | 1BDR | 1BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300 | Billiejo Markham
MLS # 884284
02/25 11:00AM-2:00PM

NEAR NORTH VALLEY
1504 LOS ARBOLES AVENUE NW
\$650,000 | 5202 SQ. FT. | 6BDR | 3BA
Criel and Associates, LLC
(505) 615-3333
Vicki J Criel
MLS # 877530
02/25 12:00PM-2:00PM

NEAR NORTH VALLEY
4000 IVY LAWN COURT NW
\$575,000 | 3830 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 828-1000
Michelle Smith
MLS # 883817
02/25 12:00PM-3:00PM

NEAR NORTH VALLEY
1812 GRIEGOS ROAD NW
\$475,000 | 2576 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 898-2700
Mary Spensley
MLS # 884880
02/26 2:00PM-4:00PM

NEAR NORTH VALLEY
2505 GRIEGOS PLACE NW
\$464,000 | 2903 SQ. FT. | 3BDR | 2BA
Century 21 Unica Real Estate
(505) 293-8400
Bennett A Hammer
MLS # 884750
02/25 1:00PM-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
02/25 12:00PM-2:00PM

NEAR NORTH VALLEY
1006 HEADINGLY AVENUE NW
\$112,500 | 756 SQ. FT. | 2BDR | 1BA
Keller Williams Realty
(505) 271-8200
The Hellmann Group
MLS # 884437
02/26 1:00PM-3:00PM

NORTH ABQ ACRES
10108 CORONADO AVENUE NE
\$549,000 | 3597 SQ. FT. | 5BDR | 4BA
Coldwell Banker Legacy
(505) 828-1000
Michelle Smith
MLS # 883006
02/26 2:00PM-4:00PM

NORTH ABQ ACRES
9520 OAKLAND AVENUE NE
\$468,000 | 2732 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
Greg Lobbereg
MLS # 884320
02/25 1:00PM-3:00PM

NORTH ABQ ACRES
9912 ALEXANDRIA ROAD NE
\$324,900 | 2310 SQ. FT. | 3BDR | 3BA
Re/Max Elite
(505) 798-1000
Elicea A Thomas
MLS # 884471
02/25 1:00PM-3:00PM

NORTH OF I
12 LOMITA LINDA
\$749,000 | 3906 SQ. FT. | 5BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Marie-Claire Turner
MLS # 882751
02/26 1:30PM-3:30PM

NORTH OF I
6 MUD HEAD
\$560,000 | 3000 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 293-3700
Gary L Riedel
MLS # 870737
02/26 1:00PM-1:00AM

NORTH OF I
7 CANONCITO ROAD
\$329,900 | 2306 SQ. FT. | 3BDR | 3BA
Equity New Mexico
(505) 291-0050
Jeannice Perry
MLS # 884405
02/26 12:00PM-3:00PM

114 LISTINGS
LOW: 112.5K
HIGH: 925K

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.

SOUTHWEST MLS

OPEN HOUSES

THIS FRIDAY - THURSDAY

■ NORTHEAST HEIGHTS
1429 MARRON CIRCLE NE
\$265,000 | 2152 SQ. FT. | 3BDR | 2BA
Myers & Myers Real Estate, Inc
(505) 401-7500
Maria Wolfram
MLS # 884640
02/25 11:00AM-2:00PM

■ NORTHEAST HEIGHTS
1823 FIELD DRIVE NE
\$225,000 | 2701 SQ. FT. | 3BDR | 2BA
Re/Max Select
(505) 265-5111
Aaron Burnett
MLS # 881538
02/25 11:00AM-1:00PM

■ NORTHEAST HEIGHTS
9709 APACHE AVENUE NE
\$200,000 | 1577 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Melinda J Dergregorian
MLS # 881860
02/25 12PM-3PM,02/26 1PM-3PM

■ NORTHEAST HEIGHTS
3713 TRACY NE
\$189,900 | 1301 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Joseph LaMendola
MLS # 884099
02/25 12:00PM-4:00PM

■ NORTHEAST HEIGHTS
1813 MARTHA STREET NE
\$184,500 | 1625 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900
Charlene Rockwell
MLS # 884543
02/26 1:00PM-3:00PM

■ NORTHEAST HEIGHTS
1530 CLANCY DRIVE NE
\$148,000 | 1000 SQ. FT. | 3BDR | 1BA
Keller Williams Realty
(505) 897-1100
Amy S Garcia
MLS # 877573
02/25 1:00AM-3:00PM

■ NORTHEAST HEIGHTS
10501 LAGRANGE PARK DRIVE NE
\$135,000 | 1175 SQ. FT. | 3BDR | 2BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300 | *Ryan C Lynch*
MLS # 881781
02/25 11:00AM-1:00PM

■ NORTHWEST HEIGHTS
8032 KIBO DRIVE NW
\$529,900 | 2866 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 898-2700
John M Long
MLS # 882046
02/26 1:00PM-4:00PM

■ 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
02/25 1PM-4PM,02/26 1PM-4PM

■ NORTHWEST HEIGHTS
4601 MONTE FRIO DRIVE NW
\$350,000 | 2219 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900
John M Lopez
MLS # 881540
02/25 12PM-4PM,02/26 12PM-4PM

■ NORTHWEST HEIGHTS
2320 ARROYO FALLS STREET NW
\$345,000 | 2777 SQ. FT. | 4BDR | 3BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300 | *Gina Maes*
MLS # 882867
02/25 11:00AM-1:00PM

■ NORTHWEST HEIGHTS
6364 CAMINO DE PAZ ROAD NW
\$329,900 | 2305 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 892-1000
Jazmin Paulino
MLS # 882420
02/24 12PM-2PM,02/26 1PM-4PM

■ NORTHWEST HEIGHTS
8515 BOUVARDIA AVENUE NW
\$329,000 | 3497 SQ. FT. | 5BDR | 3BA
Keller Williams Realty
(505) 897-1100
Will Beecher
MLS # 879550
02/25 1:00PM-3:00PM

■ NORTHWEST HEIGHTS
4915 CALLE ESPANA NW
\$324,990 | 1940 SQ. FT. | 3BDR | 2BA
Pulte Homes of New Mexico
(505) 761-9606
Wade Messenger
MLS # 875491
02/25 1PM-4PM,02/26 1PM-4PM

■ NORTHWEST HEIGHTS
4315 RANCHO REDONDO NW
\$250,000 | 2298 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 898-2700
Sylvia L Benavidez
MLS # 877555
02/26 1:00PM-4:00PM

■ NORTHWEST HEIGHTS
7135 LAS NUTRIAS NW
\$239,000 | 2570 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 898-2700
Carol Sauder
MLS # 881970
02/25 1:00PM-3:00PM

CONTINUED ON
PAGE 16

Placitas with Panoramic Views

OPEN SUNDAY 1-4 PM

MLS: 878828



1 Cielo Norte, Placitas NM 87043

3 Bed | 3 Bath | Office
3,094 Sq Ft | 1 Acre
Reduced - \$499,000

Beautiful custom home with Sandia views. Home includes all appliances. HUGE BONUS to this great house, buy one to 3 additional acres for 25K an acre. Seller will consider Real Estate contract.









Sandy Levinson

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Berkshire Hathaway HomeServices
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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.

114 LISTINGS
LOW: 112.5K
HIGH: 925K

<div><div>NORTHWEST HEIGHTS</div><div>6923 KAYSER MILL ROAD NW \$219,000 2365 SQ. FT. 4BDR 5BA <i>Coldwell Banker Legacy</i> (505) 293-3700 <i>Norm McBee</i> MLS # 881201 02/26 2:00PM-4:30PM</div></div>	<div><div>NORTHWEST HEIGHTS</div><div>5629 WHEELWRIGHT NW \$185,000 1661 SQ. FT. 3BDR 3BA <i>Coldwell Banker Legacy</i> (505) 292-8900 <i>Silesha M Montano Naden</i> MLS # 884248 02/26 2:00PM-4:00PM</div></div>	<div><div>NORTHWEST HEIGHTS</div><div>5816 PRAIRIE NIGHT LANE NW \$154,900 1236 SQ. FT. 3BDR 2BA <i>Berkshire Hathaway HomeServices Allstar, REALTORS(r)</i> (505) 994-8585 <i>Desiree Cosby</i> MLS # 882309 02/25 1:00PM-3:00PM</div></div>	<div><div>PARADISE EAST</div><div>4415 GLENCROFT AVENUE NW \$236,000 1901 SQ. FT. 3BDR 2BA <i>Equity New Mexico</i> (505) 291-0050 <i>Patricia White</i> MLS # 879858 02/25 12PM-3PM,02/26 12PM-3PM</div></div>	<div><div>PARADISE EAST</div><div>4515 BARRETT AVENUE NW \$229,900 1934 SQ. FT. 3BDR 3BA <i>Berkshire Hathaway Home Services New Mexico Properties</i> (505) 798-6300 <i>James V Pitts</i> MLS # 883716 02/26 1:00PM-4:00PM</div></div>	<div><div>PARADISE WEST</div><div>9519 IRON ROCK DRIVE NW \$350,000 3020 SQ. FT. 5BDR 4BA <i>Coldwell Banker Legacy</i> (505) 293-3700 <i>Sandi Pressley</i> MLS # 884121 02/26 2:00PM-4:00PM</div></div>
<div><div>PARADISE WEST</div><div>10500 BROOKVILLE STREET NW \$274,989 2110 SQ. FT. 4BDR 3BA <i>Keller Williams Realty</i> (505) 271-8200 <i>The Templeton Team</i> MLS # 882193 02/25 1:00PM-3:00PM</div></div>	<div><div>PARADISE WEST</div><div>10440 CALLE AVILA NW \$273,500 2556 SQ. FT. 4BDR 3BA <i>Realty One of New Mexico</i> (505) 883-9400 <i>Laura L Salls</i> MLS # 882940 02/26 1:00PM-3:00PM</div></div>	<div><div>PARADISE WEST</div><div>9628 JACKS CREEK ROAD NW \$260,000 2301 SQ. FT. 5BDR 3BA <i>Coldwell Banker Legacy</i> (505) 898-2700 <i>Carol J Bouloy</i> MLS # 884899 02/26 2:00PM-4:00PM</div></div>	<div><div>PARADISE WEST</div><div>9624 SLICKROCK COURT NW \$259,900 1960 SQ. FT. 4BDR 2BA <i>Coldwell Banker Legacy</i> (505) 898-2700 <i>John M Long</i> MLS # 884805 02/26 11:00AM-2:00PM</div></div>	<div><div>PARADISE WEST</div><div>10905 ESTRIBO STREET NW \$239,900 1773 SQ. FT. 3BDR 2BA <i>Coldwell Banker Legacy</i> (505) 898-2700 <i>Carol Sauder</i> MLS # 877766 02/26 1:00PM-4:00PM</div></div>	<div><div>PARADISE WEST</div><div>10015 CALLE BELLA NW \$239,900 2180 SQ. FT. 3BDR 3BA <i>Keller Williams Realty</i> (505) 897-1100 <i>Karsten & Associates</i> MLS # 880762 02/26 1:00PM-3:00PM</div></div>
<div><div>PARADISE WEST</div><div>9628 IRON ROCK DRIVE NW \$225,000 1572 SQ. FT. 3BDR 2BA <i>Coldwell Banker Legacy</i> (505) 892-1000 <i>Diana S Costales</i> MLS # 879938 02/26 12:30PM-4:00PM</div></div>	<div><div>PARADISE WEST</div><div>9516 CACHE CREEK DRIVE NW \$225,000 1812 SQ. FT. 3BDR 2BA <i>Coldwell Banker Legacy</i> (505) 892-1000 <i>Diane Diaz</i> MLS # 880044 02/24 4PM-6PM,02/25 12PM-2PM</div></div>	<div><div>PARADISE WEST</div><div>10316 COUNTRY MANOR PLACE NW \$204,900 1724 SQ. FT. 4BDR 2BA <i>Coldwell Banker Legacy</i> (505) 898-2700 <i>John M Long</i> MLS # 884393 02/25 11AM-1PM,02/26 2PM-4PM</div></div>	<div><div>PARADISE WEST</div><div>7501 BRECKENRIDGE ROAD NW \$179,000 1440 SQ. FT. 3BDR 2BA <i>Q Realty, Inc</i> (505) 750-0059 <i>Valencia King</i> MLS # 884779 02/25 1:30PM-3:30PM, 02/26 1:30PM-3:30PM</div></div>	<div>FEATURE YOURSELF OR YOUR HOUSES HERE, EVERY FRIDAY. Contact Jorge Lopez 505.823.3393 or jalopez@abqjournal.com</div>	



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



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



28 TIERRA MONTE NE
ALBUQUERQUE, NM 87122
\$289,000
TIERRA MONTE

.99 ACRES
LISA GUGGINO
REALTY ONE OF NEW MEXICO
OFFICE: 505.554.2213 CELL: 505.328.1546

MLS# 881777



9628 IRON ROCK NW
ALBUQUERQUE, NM 87114
\$225,000
PARADISE WEST

3 BED / 2 BATH / 1,572 SQ. FT.
DIANA S. COSTALES
COLDWELL BANKER LEGACY
OFFICE: 505.892.1000 CELL: 505.363.5457

MLS# 879938

SOUTHWEST MLS

OPEN HOUSES

THIS FRIDAY - THURSDAY

■ PLACITAS AREA
30 PLACITAS VISTA DE LA MONTANA ROAD
\$534,900 | 3014 SQ. FT. | 3BDR | 3BA
La Puerta Real Estate Serv LLC
(505) 867-3388
Mindy Prokos
MLS # 884966
02/26 2:00PM-4:00PM

■ PLACITAS AREA
2 MISTY MESA
\$422,000 | 2037 SQ. FT. | 3BDR | 3BA
La Puerta Real Estate Serv LLC
(505) 867-3388
Jennise A Phillips
MLS # 873400
02/26 2:00PM-4:00PM

■ RIO RANCHO CENTRAL
3730 DESERT PINON DRIVE NE
\$192,000 | 2183 SQ. FT. | 4BDR | 3BA
Enchanted Homes Realty
(505) 944-2490
Susan R Agostini
MLS # 884656
02/26 1:00PM-4:00PM

■ RIO RANCHO CENTRAL
1302 ASPEN MEADOWS DRIVE NE
\$189,000 | 1988 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 892-1000
Diana S Costales
MLS # 881951
02/26 1:00PM-4:00PM

■ RIO RANCHO MID
2013 MIM COURT NE
\$299,900 | 2275 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 897-1100
Karsten & Associates
MLS # 881295
02/25 1:00PM-3:00PM

■ RIO RANCHO NORTH
4962 KOKOPELLI DRIVE NE
\$160,000 | 1600 SQ. FT. | 4BDR | 2BA
Realty One of New Mexico
(505) 883-9400
NM Home Team
MLS # 884839
02/25 12PM-3PM,02/26 12PM-3PM

■ 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
02/26 12:00PM-2:00PM

■ SANDIA HEIGHTS
1053 RED OAKS LOOP NE
\$850,000 | 4914 SQ. FT. | 5BDR | 4BA
Coldwell Banker Legacy
(505) 292-8900
Greg Lobberegt
MLS # 884851
02/26 1:00PM-3:00PM

■ SANDIA HEIGHTS
7745 CEDAR CANYON ROAD NE
\$379,000 | 2080 SQ. FT. | 3BDR | 2BA
Re/Max Elite
(505) 798-1000
Tracy L Denton
MLS # 884769
02/26 1:00PM-3:00PM

■ SANDIA HEIGHTS
2141 COYOTE WILLOW AVENUE NE
\$285,000 | 1611 SQ. FT. | 3BDR | 2BA
Home Authority
(505) 898-9000
John R Sabourin
MLS # 883332
02/25 9:30AM-12:00PM

■ SE EDGEWOOD
14 MELROSE PLACE
\$149,900 | 1456 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 897-1100
Karsten & Associates
MLS # 884737
02/25 2:00PM-4:00PM

■ SOUTH 217
38 LOS CHAVEZ AVENUE
\$135,900 | 1664 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 897-1100
Karsten & Associates
MLS # 884747
02/25 11:00AM-1:00PM

■ SOUTHEAST HEIGHTS
11927 BLUE RIBBON ROAD SE
\$265,000 | 1992 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
Michael T Dunn
MLS # 884919
02/26 1:00PM-3:00PM

■ SOUTHEAST HEIGHTS
741 CAGUA DRIVE SE
\$145,000 | 1770 SQ. FT. | 3BDR | 2BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Gloria A Chavez
MLS # 873495
02/26 12:00PM-3:00PM

■ SOUTHEAST HEIGHTS
731 ALVARADO DRIVE SE
\$132,500 | 1147 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 271-8200 | *Steven M Vigil*
MLS # 879924
02/25 2:00PM-4:00PM,02/26 12:00PM-2:00PM,02/26 2:00PM-4:00PM

■ SOUTHWEST HEIGHTS
7109 ALICANTE AVENUE SW
\$279,990 | 2647 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 897-1100
Gerald Gabel
MLS # 881974
02/26 1:00PM-4:00PM

CONTINUED ON
PAGE 18



1302 ASPEN MEADOWS
RIO RANCHO, NM 87144

\$189,000

RIO RANCHO CENTRAL


3 BED / 2.5 BATH / 1,988 SQ. FT.

DIANA S. COSTALES

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OFFICE: 505.892.1000 CELL: 505.363.5457

MLS# 881951



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



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



2527 STIEGLITZ AVENUE SE
ALBUQUERQUE, NM 87106

\$300,000

MESA DEL SOL

3 BED / 3 BATH / 2,405 SQ. FT.

JACLYN STATON

KELLER WILLIAMS REALTY

OFFICE: 505.271.8200 CELL: 505.331.6949

MLS# 881978

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.

114 LISTINGS
LOW: 112.5K
HIGH: 925K

SOUTHWEST HEIGHTS
544 94TH STREET SW
\$173,500 | 2011 SQ. FT. | 3BDR | 3BA
Century 21 Unica Real Estate
(505) 293-8400
Anglada Olguin Team
MLS # 882978
02/25 1:00PM-3:00PM

SW SOUTHWEST HEIGHTS
1225 DEL MONTE TRAIL SW
\$159,900 | 1420 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 897-1100
Karsten & Associates
MLS # 884279
02/25 1:00PM-3:00PM

SW SOUTHWEST HEIGHTS
7408 ROCKWOOD ROAD SW
\$135,000 | 1050 SQ. FT. | 3BDR | 2BA
Sunrise Realty LLC
(505) 480-2633
Tiffany L Degraffenreid
MLS # 882043
02/25 1:00PM-3:00PM

UNM
1917 RICHMOND NE
\$350,000 | 2940 SQ. FT. | 4BDR | 2BA
Keller Williams Realty
(505) 897-1100
Karsten & Associates
MLS # 884894
02/26 2:00PM-4:00PM

UNM SOUTH
224 HERMOSA DRIVE SE
\$410,000 | 3500 SQ. FT. | 5BDR | 3BA
Re/Max Advantage
(505) 452-1506
ROC Real Estate Partners
MLS # 883394
02/25 12:00PM-2:00PM

UNM SOUTH
720 TRUMAN STREET SE
\$265,000 | 1850 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 897-1100
Deanna Dopslaf
MLS # 883891
02/25 10:00AM-12:00PM

UNM SOUTH
4820 SOUTHERN AVENUE SE
\$249,900 | 1386 SQ. FT. | 3BDR | 2BA
Berkshire Hathaway Home Services
New Mexico Properties
 (505) 798-6300 | John Fernandez
MLS # 880923
02/26 1:00PM-4:00PM

UNM SOUTH
706 QUINCY STREET SE
\$199,900 | 1285 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900
Michael T Dunn
MLS # 879875
02/25 1:00PM-3:00PM

UPTOWN
3712 ANDREW DRIVE NE
\$289,900 | 2417 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 271-8200
Carrie Traub & Associates
MLS # 884650
02/25 10:00AM-12:00PM

UPTOWN
5204 CHEROKEE ROAD NE
\$165,000 | 1100 SQ. FT. | 3BDR | 2BA
Excalibur
(505) 450-6200
Jeff Piper
MLS # 884991
02/26 2:00PM-5:00PM

W LOS LUNAS
2670 SCARLET SAGE ROAD SW
\$195,000 | 1828 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900
Silesha M Montano Naden
MLS # 882347
02/25 2:00PM-4:00PM

ZUZAX, TIJERAS
20 WESTERN SADDLE DRIVE
\$597,000 | 4978 SQ. FT. | 5BDR | 4BA
RE/MAX PROS
(505) 281-7767
Yolanda Trujillo
MLS # 879007
02/26 1:00PM-3:30PM

■ ZUZAX, TIJERAS
35 BOLIVAR LOOP
\$459,750 | 3039 SQ. FT. | 4BDR | 2BA
AJ Yarbrough Realty
(505) 328-0044
A.J. Yarbrough
MLS # 882030
02/26 2:00PM-5:00PM

ZUZAX, TIJERAS
124 GUTIERREZ CANYON ROAD
\$275,000 | 2300 SQ. FT. | 4BDR | 3BA
METROPLEX Realty, Inc
(505) 504-7777
Craig M Sadberry
MLS # 884635
02/26 1:00PM-3:00PM

**SANTE FE MLS
CONTINUED ON
PAGE 19**



**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



509 ROHAN RD NW
ALBUQUERQUE, NM 87114
\$699,000
NORTH VALLEY
4 BED / 3 BATH / 3,271 SQ. FT.
PHYLLIS AND ROBERT BOVERIE
24K REAL ESTATE GROUP
OFFICE: 505.292.2424
CELL: 505.401.3881

MLS# 883800

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505.823.3393 or
jalopez@abqjournal.com

SANTA FE MLS

THIS FRIDAY - THURSDAY

OPEN HOUSES

■ AIRPORT ROAD AREA
6755 CAMINO ROJO
\$272,000 | 1846 SQ. FT. | 3BDR | 3BA
Redfin Corporation
505-690-2416
Michael Estrada
MLS # 201700669
02/26 1:00PM-3:00PM

■ SF CITY LIMIT SWN
910 CAMINO SIERRA VISTA
\$250,000 | 1176 SQ. FT. | 2BDR | 1BA
Varela Real Estate, Inc.
505-982-2525
Daniel Marshall
MLS # 201700452
02/26 1:00PM-3:00PM

■ SF CITY LIMITS NE
428 VERA DRIVE
\$475,000 | 2740 SQ. FT. | 4BDR | 3BA
Santa Fe Properties
505-982-4466
Warren Berg
MLS # 201604194
02/26 2:00PM-4:00PM

■ SF CITY LIMITS NW
608 AVENIDA VILLAHERMOSA
\$380,000 | 1555 SQ. FT. | 2BDR | 3BA
Coldwell Banker Trails West
505-988-7285
Jonnalyn Grover
MLS # 201605428
02/26 1:00PM-4:00PM

■ SF CITY LIMITS NW
1658 PLACITA DE LUNA
\$455,000 | 1671 SQ. FT. | 3BDR | 2BA
Realty One of Santa Fe
505-490-4151
Suzanne Archuleta
MLS # 201604880
02/26 11:30AM-3:30PM

■ SF CITY SE NORTH
1500 CALLE PRECIOSA
\$475,000 | 1376 SQ. FT. | 3BDR | 2BA
Keller Williams
505-983-5151 | *Aaron Borrego*
MLS # 201604191
02/25 12PM-4PM, 02/26 12PM-4PM, 02/27 10AM-5PM, 02/28 10AM-5PM

■ SF CITY SE NORTH
1529 CALLE PRECIOSA
\$549,000 | 1983 SQ. FT. | 3BDR | 2BA
Keller Williams
505-983-5151 | *Aaron Borrego*
MLS # 201601979
02/25 12PM-4PM, 02/26 12PM-4PM, 02/27 10AM-5PM, 02/28 10AM-5PM

■ SF CITY SE NORTH
415 CALLE BONITA
\$611,000 | 2168 SQ. FT. | 3BDR | 2BA
Keller Williams
505-983-5151 | *Aaron Borrego*
MLS # 201604155
02/25 12PM-4PM, 02/26 12PM-4PM, 02/27 10AM-5PM, 02/28 10AM-5PM

■ SF CITY SE NORTH
205 DELGADO ST.
\$949,000 | SQ. FT. | 1BDR | 1BA
Berkshire Hathaway HomeService
505-982-0330
Patrick Walker
MLS # 201605001
02/26 1:00PM-3:00PM



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