

Active	MLS # 201602519	3252 La Avenida de San Mar...	Santa Fe NM 87507	Listing Price: \$239,700
Status Date: 5/28/2016	County: Santa Fe	Unit #		Original Price: \$239,700
Seller's Representative: Beth Faure		Adobe Realty of SF, Inc.		



Class RESIDENTIAL
Area 4S-SF City Limit SWS
Bedrooms 3
Baths (FTH) 2(2 0 0)
Year Built Display 1981
Tax Parcel 018001159
DOM 51
Association Fees Inc. Community Area Maint, Water

Property Subtype Townhouse
Total Sq Ft 1,440
Price/TotSF \$166.46
Horses Allowed
Lot Size Sq Ft 0
Lot Size Acres
Subdivision

Property Description Delightful & well maintained passive solar 3 bedroom, 2 full bath, plus a 2 car garage end unit, well-designed passive solar townhouse is warm and appealing. Brick floors in public areas, wood in bedrooms and stairs. Convenient location to daily living, access to greenbelt out the back door and a thriving seasonal community vegetable garden are some of the features of this terrific Pueblo de San Juan town home. Master bedroom upstairs with large walk-in closet, double sinks in bathroom, wood floors and views. Two bedrooms downstairs, full bath with double sinks, laundry room, pleasant kitchen and inviting brick floor living room with kiva/wood burning stove fireplace. Bricked and landscaped courtyard entry, detached 2 car garage, & private front and rear patios, & shaded rear deck. Low utility bills, Solar Hot Water, Assessments; HOA/COA/Oth \$117/mo to Pueblos de San Juan Owners Assoc[covers water, sewer & refuse, community area maintenance] + \$25+/-/year to Pueblos de Rodeo Road Assoc.

Directions To Property

Selling Price: SP%LP:	Selling Date:	Pending Date:
Contract Date	No	Off Street Parking Spaces
Fractional Ownership	Two Story	Garage Spaces 2
Levels	Yes	Interior Steps Yes
Fireplaces	No	Number of Fireplaces One
Guest House	1,251 - 1,500	Approx. Age 31+ Years
Apx Heatd SqFt-Tot Liv A		Builder
Lot Dimensions		Listing Broker Is Transaction Broker
Owner NMREL	No	Lead Based Paint Discl. Yes
Map Book		Map
Zoning		Horse Facility
Main House Sq Ft	1,440	Studio Sq Ft
Guesthouse Sq Ft		Other Heated Space Sq Ft
ADA Compliant	No	Elementary Pinon
High School	Santa Fe	Junior High Capshaw
Transfer Fees \$		Taxes \$ \$1,540.00
Tax Year	2015	Estimated Future Tax 1927.
Assessments, HOA/COA/Oth	\$117/Mo + \$28/year Rodeo Road Association	

Presented By: Beth Faure	Adobe Realty of SF, Inc.
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07/18/2016	

Seller's Representative:

Beth Faure Adobe Realty of SF, Inc.

ROOM DIMENSIONS

Master Bedroom
2nd Bedroom
3rd Bedroom
4th Bedroom
Kitchen
Kitchen/Nook
Kitchen/Dining

Formal Dining
Living/Dining
Breakfast Room
Living Room
Family Room
Loft
Den

Utility
Media
Entry
Office
Studio
Garage
Other Room

Fireplace Type Kiva, Wood Burning, Wood Stove
Garage Type Detached
Style Pueblo
Roof Tar and Gravel
Construction Frame, Stucco
Floor Brick, Wood
Substructure Slab
Heating Baseboard, Electric, Gas, Passive Solar
Heat Distribution Baseboard, Fireplace, Panel, Stove - Wood
Cooling None
Gas Natural
Electric Public
Sewage City
Telephone On-Site

Water City
Water Rights No
Appliances Dishwasher, Range/Oven, Refrigerator
Showing Instructions 24 Hour Notice, Call Listing Office, Lock Box, Other - See Remarks
Documents on File Binder, Seller's Disclosures, Survey/Plat
Terms Cash, New Loan
Authority Santa Fe City
Possession Upon Funding
Extras Cooking - Electric, Vigas & Beams
Association Fees Inc. Community Area Maint, Water

GREEN FEATURES

City of SF - Level
BGNM-ANSI Standard Level
HERS Rating Level
LEED Level
Green Remarks

Additional Photos**Presented By: Beth Faure**

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