

Active	MLS # 201405166	3252 La Avenida de San	Santa Fe NM 87507	Listing Price: \$239,000
Status Date: 11/3/2014	County: Santa Fe	Unit #		Original Price: \$250,000
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 1978
Tax Parcel 018001159
DOM 303

Association Fees Inc. Water, Other - See Remarks

Property Subtype Townhouse
Total Sq Ft 1,440
Price/TotSF \$165.97
Horses Allowed No
Lot Size Sq Ft 0
Lot Size Acres
Subdivision

Property Description Well maintained 3 bedroom, 2 full bath, & 2 car garage, this 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. Check out associated doc's for Solar Hot Water description. Assessments, HOA/COA/Oth 350/qrt 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 Rodeo road to Paseo de los Pueblos entrance directly across from the SFC rodeo Grounds. Left at La Avenida de San Marcos, left into Pueblo de San Juan. /ARSF sign to the right corner of garage.

Selling Price:
SP%LP:

Selling Date:

Pending Date:

Contract Date
Fractional Ownership No
Levels Two Story
Fireplaces Yes
Guest House No
Apx Heatd SqFt-Tot Liv A 1,251 - 1,500
Lot Dimensions 25.70 x 77.69
Owner NMREL No
Map Book Horton 2011
Zoning res
Main House Sq Ft 1,440
Guesthouse Sq Ft 0
ADA Compliant No
High School Santa Fe

Transfer Fees \$
Tax Year 2014
Assessments, HOA/COA/Oth 350/qrt to Pueblos de San Juan Owners Assoc [CAM, W,S,R, + \$25 /year to Pueblos de Rodeo Road Assoc.

Off Street Parking Spaces
Garage Spaces 2
Interior Steps Yes
Number of Fireplaces One
Approx. Age 31+ Years
Builder
Listing Broker Is Transaction Broker
Lead Based Paint Discl. Yes
Map 29, 3D
Horse Facility No
Studio Sq Ft 0
Other Heated Space Sq Ft 0
Elementary Pinon
Junior High Capshaw
Taxes \$ \$1,493.00
Estimated Future Tax 1946

Presented By: Beth Faure
 Phone CELL: 505-690-2713ext. 0
 E-mail: beth4a@yahoo.com
 Web Page: <http://www.adoberealtyofsantafe.com>

Adobe Realty of SF, Inc.
 312 Camino Alire
 Santa Fe NM 87501
 Ofc: 505-988-2806

09/02/2015

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

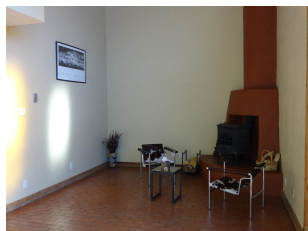
Fireplace Type Wood Burning, Wood Stove
Garage Type Detached
Style Pueblo, Solar
Roof Other - See Remarks
Construction Frame, Stucco
Floor Brick, Wood
Heating Baseboard, Electric, Gas, Passive Solar
Heat Distribution Baseboard, Fireplace, Panel, Stove - Gas
Cooling None
Gas Natural
Electric Public
Sewage City

Water City
Water Rights No
Appliances Dishwasher, Dryer, Range/Oven, Refrigerator, Washer
Community Amenities Other - See Remarks
Showing Instructions Lock Box
Documents on File Binder, Covenants, Seller's Disclosures, Tax Levy Certificate, Survey/Plat, Lead Based Paint Addendum
Terms Cash, New Loan
Authority Santa Fe City
Possession Upon Funding
Extras Cooking - Electric, Garage Door Opener, Insulated Windows, Vigas & Beams
Association Fees Inc. Water, Other - See Remarks
Riverfront No

GREEN FEATURES

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

Additional Photos



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