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HOME STYLE

ISSUE 46

MARCH 31 – APRIL 6, 2017



SPRING HOMEOWNERS GUIDE

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THE WEEK

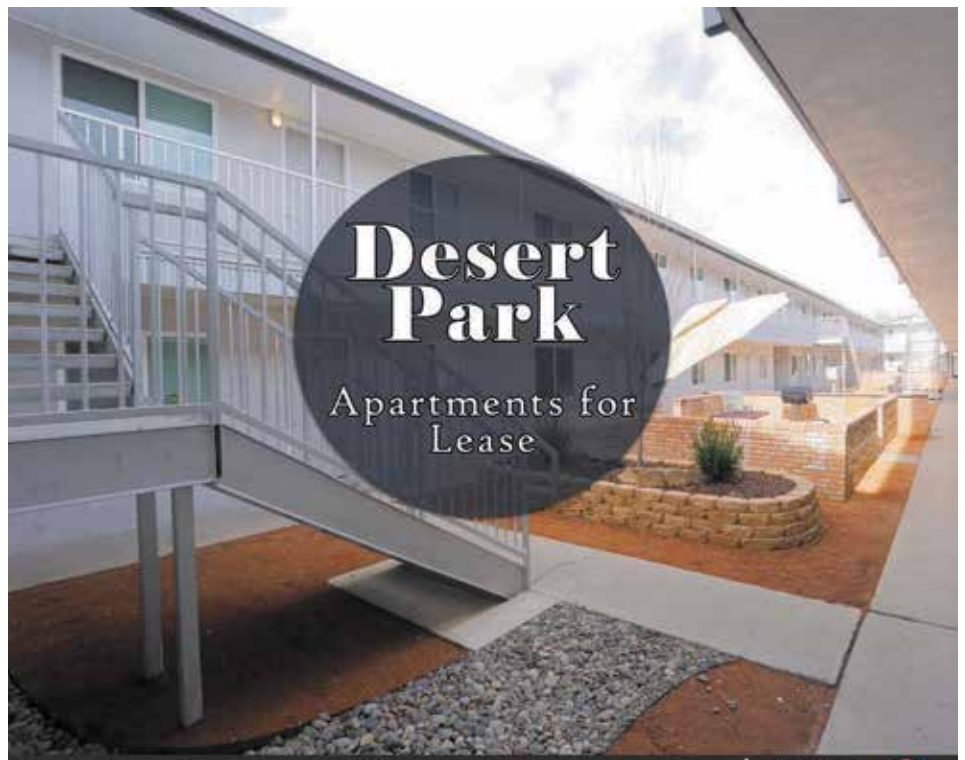


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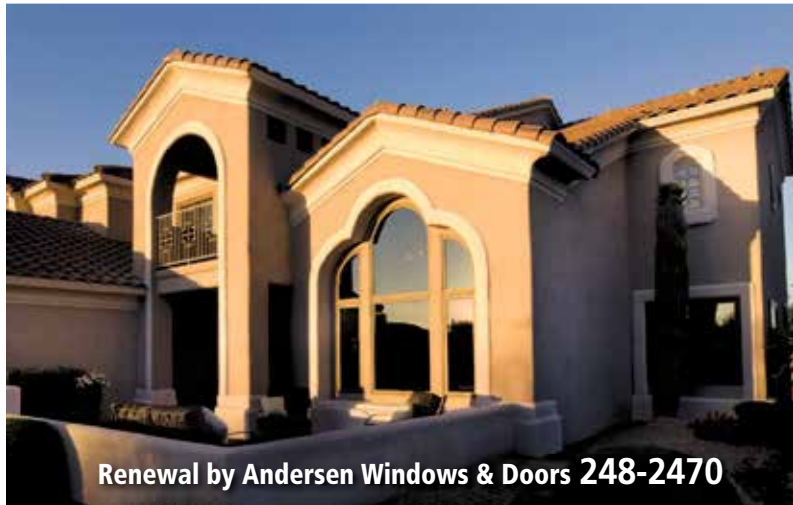


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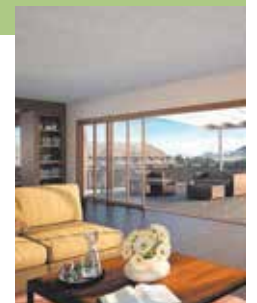
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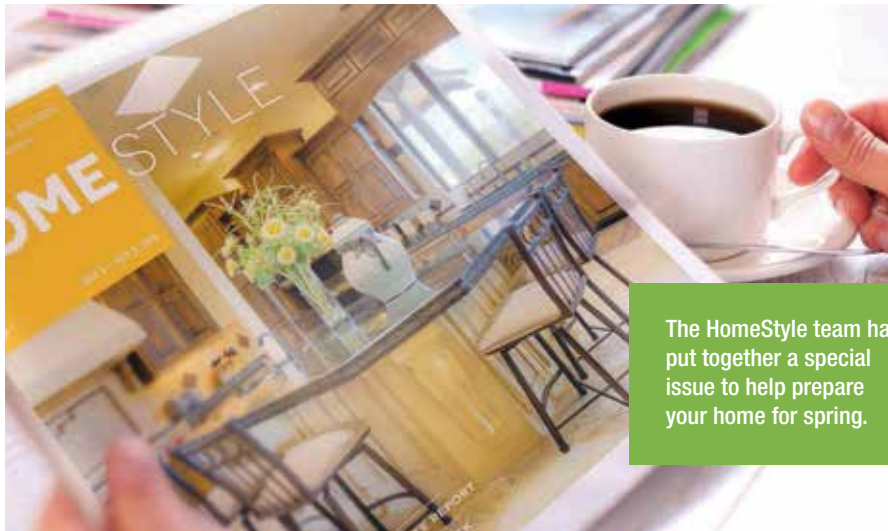
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The HomeStyle team has put together a special issue to help prepare your home for spring.

BY HANEEN KHATIB

HOMESTYLE EDITOR

LETTER FROM THE EDITOR

THE TIME HAS COME FOR GREEN GRASS, AMAZING WEATHER, flowers blooming and outdoor entertaining. So put away all of your winter gear and get ready for what spring has to offer. The HomeStyle team has put together a special issue to help prepare your home with anything from outdoor living, house maintenance, colorful and affordable ideas to change your home décor, and much more. We get to share the newest trend in doors and windows, which gives the opportunity to enjoy the indoor/outdoor concept by fully opening to create one space.

Our stories have always been mostly local, but this time we wanted to give you 100% local tips from local professionals, because who knows New Mexico more than the folks living here? The amazing weather gives us the chance to enjoy outdoor living and the gorgeous mountain views surround us from every direction, therefore making it easy and

fun to prepare for the blissful season.

Although spring is all about bright colors, fire pits and spending most of your days in our own personal outdoor oasis, let's not forget the maintenance and mess that comes after the winter weather. Inside you will not only find décor inspiration, but also helpful tips on roofing, pipes, pests and window and door treatments. Our goal is to make maintenance and decorating easy, without dealing with DIY mistakes. We have local experts give you the latest and easiest way to prepare your home so that you can enjoy it with family and friends.

The *HomeStyle* team
 Haneen Khatib, Editor
 Jorge Lopez &
 Rebecca Price, Business Development
 Byron Hughey &
 Monica Schwartz, Design



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HOMEBUYING



It's important to do an assessment of your financial situation when looking to buy a home.



BY TONY DEES

CHIEF LENDING OFFICER, SANDIA AREA FEDERAL CREDIT UNION

WHAT TO EXPECT FROM THE HOME BUYING PROCESS

TIPS TO MAKE HOME BUYING LESS INTIMIDATING THIS SPRING

WHETHER YOU'RE A FIRST-TIME OR EXPERIENCED HOMEBUYER, THERE'S A PROCESS TO BUYING A HOME. It's fun to look at homes and neighborhoods, but it's important to do some homework first. You want to understand the process, and that whatever you're considering is financially feasible. Can you pay up-front costs, as well as ongoing monthly mortgage payments and other living expenses? Have you reviewed your credit? Are there credit issues that need to be resolved, or have you maintained a clean payment history? It's important to do an assessment of your financial situation.

FIND A LOAN

Once you have a picture of your situation, you'll have a sense of what kind of monthly payment you're comfortable with. The next step is to find a lender and decide on the right mortgage product. Your lender can help you determine how much home you qualify for, based on household income. They can also help you resolve credit issues and assure that you meet underwriting requirements and help you select the right mortgage product to fit your needs. Items you and your co-borrower

will need at some point in the process include, Information about employer(s) you have had during the past two years, documents showing monthly income, information about long-term debts—like car loans, student loans, etc., and information about your current mortgage (if applicable).

A few other items to keep handy are recent statements from your bank accounts, proof of supplemental income, W-2 forms for past two years and documentation addressing credit issues, which can be a written explanation of late payments, bankruptcy defaults, judgments, and/or liens. Keep in mind that if you are self-employed, you will need the last two years' tax returns for the type of business you own, as well as the last two years of personal tax returns (including K-1s). At closing, your lender will verify funds that you receive, so it's a good idea to gather documents that will provide proof of receipt or deposit of funds, like gifts and trust accounts.

SHOULD YOU GET PRE-APPROVED?

Your lender can help you understand how much loan you can afford, and what other lender requirements exist. If you're

uncertain of your financial situation, this is a good place to begin. The lender can help you understand steps necessary to resolve issues ahead of submitting a formal application. If you're confident about your situation, and want to be able to act quickly, it may be better to get pre-approved.

Getting pre-approved involves actually completing a loan application. A credit report will be obtained. Your lender will review the information to determine if a pre-approval can be issued and for how much. Once obtained, it's a powerful tool to have as you shop for a home. It allows you to make an offer quickly, and sellers know you are serious. Final approval will be issued once a property address is provided and required conditions have been cleared.

FINDING YOUR HOME

Now you get to actually start looking for your new home. Where you live influences every aspect of your daily life. Take your time. Think about schools, shopping, traffic, proximity to work, parks, coffee shops, restaurants, etc. Concentrate your search in areas where houses are within your price range. Finding your dream home is easier when you work with a qualified real estate agent.

MAKING YOUR OFFER

You've found a house you love. It has the perfect living room, or that playroom you've always wanted for the kids. But it's not yours yet. First you have to make an offer, in writing, and submit it to the sellers. This is usually done through your agent and may be accompanied by an earnest money deposit. Follow the advice of your agent when deciding how to make your offer. Here are some things your offer should include, the price you're willing to pay, when you want to move in and what kind of inspections you'd like to have (structural, electrical, plumbing). The seller usually has 24 to 48 hours to consider your offer or make a counter-offer.

CLOSING TIME

Once your offer is accepted, it's time to process your mortgage request, and "close." Processing may take a few weeks, as the lender will do an appraisal and will verify various aspects of your application. To close the deal on your house, you and the seller will typically meet with the title insurance company, and sign documents. Once title is recorded, ownership transfers to you. ■

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WELCOME TO 814 SANDOVAL LANE. On well over a 2-acre lot, this one-story property is located on the Rio Grande riverfront. The welcoming foyer features a luxurious chandelier and leads the way to the great room, which is open to the dining and kitchen area. The kitchen is a chef's dream with a large island, granite countertops, custom mosaic backsplash, built-in appliances and espresso cabinetry with crown molding. The

main living and dining area windows give a scenic view of the Sandia Mountains.

With access to the backyard, the master bedroom gives a resort-style feel as sliding doors open to the ensuite. The bathroom features a freestanding tub and a shower tiled from floor to ceiling. If the indoor kitchen wasn't enough, the patio offers an outdoor kitchen overlooking the Rio Grande. This home offers a private oasis without having to leave the property. ■

3 CAR GARAGE

RIO GRANDE RIVERFRONT

2.11 ACRES



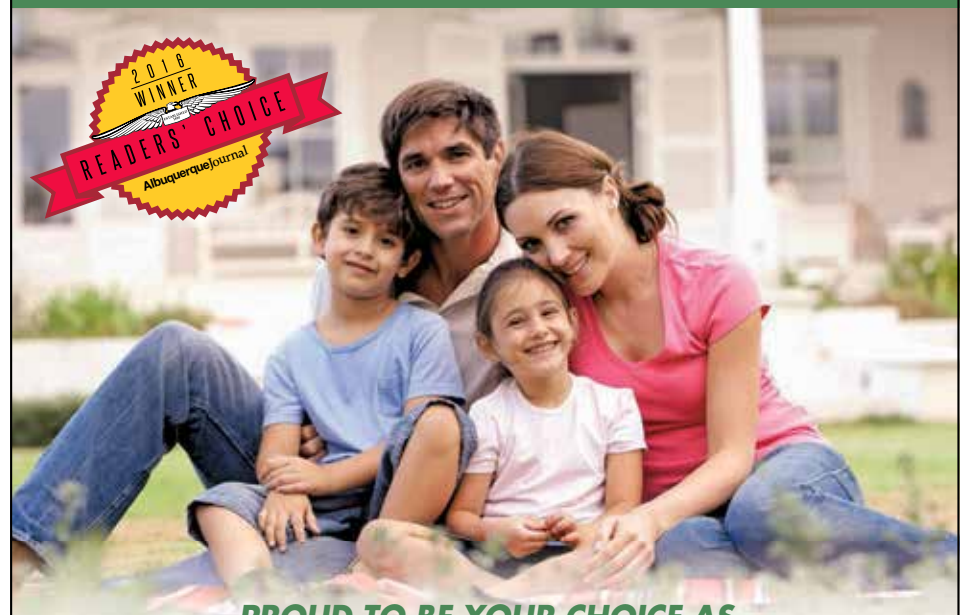
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FEATURE STORY / OUTDOOR DESIGN

The outside can be as livable as the inside and not require the work generally needed to keep an exterior space looking good.



SPRUCING UP OUTDOOR SPACE FOR SPRING

BY GLEN ROSALES

HOMESTYLE WRITER

OUTDOOR LIVING HAS BECOME EASY WITH THE NEWEST IN EXTERIOR PRODUCTS

THE ABILITY TO UTILIZE THE OUTDOOR AS LIVING SPACE IS ONE OF THE BEAUTIES AND JOYS OF LIVING IN NEW MEXICO. And now that living is becoming easier and more maintenance free with the development of products specifically geared to translate what appears to be indoor furniture and make it suitable for outdoor life.

UTILIZING OUTDOOR LIVING

"Some of the new technologies that are out now have basically transformed the way that we are able to live outside," said licensed interior Susan Kirkpatrick of Kirkpatrick & Associates. "There are so many things now that it just takes it to so many additional lev-

els. Once we get some shade and lighting factors, in New Mexico, you can use the space six months out of the year." The bottom line, she said, is the outside can be as livable as the inside and not require the work generally needed to keep an exterior space looking good. "You can come up with this wonderful, comfortable space to enjoy your family and friends in and you don't have the maintenance headaches that you used to have," Kirkpatrick said.

OUTDOOR FABRICS MADE EASY

She pulled a large group of soft, cushy fabric swatches that could appear on any couch in any living room. "Remember the old Sunbrella fabrics, how

stiff and hard they were," Kirkpatrick said. "These are nice. And so we have all these great fabrics that are awesome." Not only is the fabric made to withstand the fluctuating New Mexico weather, but also the cushioning and the frame. "There is foam that has been developed where the water just goes right through the foam," she added. "There are manufacturers that have developed sofa and chair frames from marine-grade plywood. And with the new, wonderful outdoor fabrics that we have, we have sofas that we can take a garden hose to and wash it off." It really makes maintenance a breeze, she said. "It's just amazing," mentioned Kirkpatrick. "You don't have to take the cushion covers off and get them cleaned, or

move them into the garage for the winter. They're made to hold up to the elements. You're able to have sofas that sit outside just like you're inside. Nice comfortable sofas, but they're outdoor sofas."

ACCESSORIZING OUTDOOR LIVING

Of course, with a sofa, one needs a coffee table and there are some truly unique ones out there. "With the coffee tables, these are designed where they can be a fire pit as well," Kirkpatrick said. "And some of them have a combination fire pit and ice chest. They're just amazing. And we're getting teak and concrete sides tables." There are even concrete dining tables in many shades to add splashes of color.

Speaking of which, Kirkpatrick said, color is the key to creating an enjoyable exterior space. "Colors are a real important thing. Anyone can do brown. Brown is okay, if you put something interesting with it. Any color can be great. It's about how you pair and layer the colors together and what you continue to build on it that creates the great look," she said.

OUTDOOR LIGHTING

To keep the outdoor fun going after dark, the use of all-weather lamps is a must. Stretching power to the outdoor space, however, can sometime be a cost-prohibitive endeavor. But there are lamps with heavy-weighted bases that run off of rechargeable, LED lights, Kirkpatrick

said, specifically designed for outdoor living. "The lamps, I think they are great. You push the bottom and they glow out like a regular lamp does. Nine hours of light, so you have them for your party for the evening," she said. And the floor lamps, you can get all different colors for them. That solves the problem if you have a seating area out there and you want to read at night."

OUTDOOR KITCHEN

Outdoor kitchens have expanded way beyond simple barbeque grills. Now there are portable stovetops, outdoor prep-areas, even kitchen sinks. "The outdoor kitchens have become such a big thing," Kirkpatrick said. "They introduced me

to this galley kitchen that can be your drainer, it's a chopping board, you can put your vegetables in there. Again, it's a matter of ease and convenience. "The idea is that you can stand in one place and prepare your whole meal," she said. "Between this and your grill, you can do it all outside and not have to be taking things back and forth, or you can even plug-in an induction cook-top that will boil water as fast as a gas-top stove."

Kirkpatrick says it's an idea that will improve the livability of a home. "So by doing this to your outdoor area, you're expanding the size of your home," she said. "That's an inexpensive way to add outdoor living space." ■

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HOMESTYLE PROFILE

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OPEN THE DOOR TO A PROFITABLE SALE

Blue doors add a pop of color and bring the breathtaking New Mexico skies back to earth.



BY MINDY ABRAMSON

DISTINGUISHING STYLE

F RONT DOORS ARE THE WELCOME SIGN TO YOUR PROPERTY. They draw attention from the street and guide buyers inside. When selling your house, capitalize on the power of the front door.

BLUE DOORS

New Mexico is known for blue doors of various shades. Why blue? Tradition suggests that blue doors act as barriers, stopping evil spirits and protecting the home.

Although there may be many meanings hidden behind the blue doors, one thing that we know in New Mexico is that we are surrounded by brown - earth, adobe, stucco, and depending on the time of day, mountains. If you get tired of the brown, look up to our beautiful blue skies. Blue doors add a pop of color and bring the breathtaking skies back to earth.

COLORS THAT SELL

Other colors are also great for selling homes in New Mexico. Popular options include red, black, or freshly stained wood. Green, grey and yellow may work in some circumstances. Although colors like bright orange, pink and purple are fun, they are tougher to sell. The goal is to entice buyers in, not turn them away with taste specific options.

A BLUE IS NOT A BLUE IS NOT A BLUE

Colors within a color family are not interchangeable or created equal. They each have different undertones and intensities. Consider colors like the words "there, their, and they're." Although they may sound alike (or in the case of color, appear similar),

they are distinct. Select the right color option and create a positive feeling. Use color incorrectly and buyers will clearly know something is wrong.

Selecting color is an art. For the front door to lure buyers in, it is very important to opt for a color that works well with the house style, wall color, trim color, and roof. Remember that the door opens into the house, so this should also be a consideration.

HOUSE NUMBERS

Frequently, the front door color will also coordinate with the house numbers, producing an updated cohesive look. When placing your house on the market, make certain that these house numbers are visible, in good repair and well lit. Whether house shopping day or night, buyers need to be able to easily locate a property.

BURDEN OR BONUS

Selecting the wrong color can be costly. Buyers may not be willing to pay the cover charge for the sellers to move out. Done right, buyers will line up, bidding extra for the price of admission. ■

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HOME STYLE

3.31.17



SPRING HOMEOWNERS GUIDE

THE ULTIMATE GUIDE TO A FRESH HOME
THIS SEASON



Coordinating pottery filled with cheerful colors of "Thrillers, Spillers and Fillers" plant specimens invites the guests into this well maintained home.

DIY

*Create Curb Appeal with
Container Gardening*

LOCAL PROFESSIONAL SHARES TIPS TO MAKE LANDSCAPING EASY AND FUN



BY DEBI HARRINGTON

PRESIDENT, COUNCIL OF ALBUQUERQUE GARDEN CLUB, INC.



OSCAR WILDE ONCE SAID, "MY FIRST IMPRESSIONS OF PEOPLE ARE INVARIABLY RIGHT." One can't underestimate the impact of curb appeal - it's the first impression when someone sets eyes on your home. Whether improving your landscape and home exterior to get it ready to sell, or sprucing up an existing landscape for personal satisfaction, containers full of thriving plants provide a sense of welcome. Containers provide a quick fix, an easy to implement and maintain do-it-yourself project, and are less expensive than taking on a larger scale landscape project.

CHOOSING THE RIGHT CONTAINER

To achieve maximum impact with container landscaping, one should keep a few factors in mind. First, choose a container style that goes with one's home. A traditional urn will not be as compatible with your southwestern style stucco home as a rustic pottery piece, and that rustic pottery piece will not complement your two-story colonial or Tudor home. Also, select a container that will hold up to extreme temperature change. Ask your nurseryman if their ceramic pottery is freeze resistant. If selecting plastic, resin, or composite containers, double walled ones are best, as they protect tender roots from heat and cold. If the container is not double walled, recycled bubble wrap or

thin packing foam can be used to line the inside of the containers before adding a potting mix. Be sure to select containers with drainage holes.

WEIGHT AND POTTING MIXES

To reduce the weight of large containers, add foam peanuts, aluminum cans placed upside down, or plastic water bottles to fill up to 1/4 of the container height. After filling the container with these items, place a piece of landscape cloth on top and then add potting mix suitable for containers. When it comes to potting mixes, the ones made for container gardening are best. Mixes that have water-retaining granules are a great choice for New Mexico's hot, dry climate, but granules may also be purchased as a separate additive. Be sure not to use mixes labeled "garden soil" as your potting medium. That type is to be mixed into existing outdoor garden soil.

SELECTING THE PLANT

Plant selection for containers provides many options. Containers can have a single variety, a selection of annuals and/or perennials, ornamental grasses or even evergreens. An array of colors can be chosen from the artist's palette - monochromatic tones of like colors, analogous colors adjacent on the color wheel, vibrant triadic colors or complementary opposites. Another factor in plant selection is

choosing various flower shapes, sizes and textures. If using multiple plant varieties in a container, the thriller, filler and spiller theory lends itself to a pleasing container. A thriller is a spiky or tall plant in the center. The filler surrounds the thriller and provides a different form and texture. The final choice, the spiller, should be a plant type that cascades over the sides of the container. Another simple rule in planting a container garden is to make sure all plants in a container have like soil, water, and light needs. Not following this rule leads to the ultimate failure of the container plants and their survival.

THE FINISHED PRODUCT

Once the plants have been chosen, it's time to nestle them together in the container and give them a good watering. Gently tamping the surrounding soil down will remove air pockets and aid in securing the plants in their new location. Your final step to an amazing entryway is to place your containers in their new location and if grouping several containers, making sure you have a clear, easy path to the front door. After finishing the planters, attend to any dead flowers, leaves, weeds and overgrown plants in your front yard. Remember, your landscape gives that important first impression, so freshen up your landscape with a few colorful containers. ■

Debi Harrington is the 2015-2017 President of the Council of Albuquerque Garden Clubs, Inc. which maintains the Albuquerque Garden Center in Los Altos Park. (The CAGC is a non-profit and not managed by the city.)

Debi is an accomplished horticulturist and floral arranger. She teaches and presents workshops throughout the local community as well as across New Mexico. She is a member of the National Garden Clubs, Inc. Board and is currently the NGC Horticulture Chairman.

OUTDOOR LIGHTING

SOUTHWEST CERAMIC LIGHTING

LOCAL SHOP MAKES SPRING PREPARATIONS EASY WITH CUSTOMIZABLE OUTDOOR LIGHTING

BY NAYDEEN DAJANI

MAKE YOUR BACKYARD THE NEW VACATION SPOT OF YOUR CHOICE THIS SPRING WITH JUST A FEW CHANGES TO YOUR OUTDOOR LIGHTING. Decorative lights can transform your yard into a hideaway you'll love and shine in the dark.

Lighting not only makes a statement at night, but also decorates a home during the day with a touch of personal style.

Albuquerque-based Southwest Ceramic Lighting offers a variety of solutions to transform your yard. Owners Mike and Lydia Baker share ideas to make your shopping experience much easier when it comes to outdoor illumination.

STEPS TO CUSTOMIZING

All the lights at Southwest Ceramic Lighting can be customized to your own preference. One of the first steps to take when making decisions on lighting is deciding how many you'll need and if you prefer an variety of styles, rather than one. Another important step is deciding the shape and

the decorative feature you want on your lights. "We have multiple designs that you can choose from, not to mention all the colors," said Mrs. Baker. You can also sit with an employee and completely customize it yourself, she added. This allows you to make a light that no one else may have, and gives you a more personal approach.

READY TO BUY


If you don't have the time or want to customize your own light, there are many styles that you can pick from. "We have millions of combinations that a customer can choose from," said Mr. Baker. They don't only carry southwestern styles, but modern and contemporary styles, as well. "The benefits of these light fixtures are you are gaining art with function," mentioned Mrs. Baker. These classic lights are sure to last a long time and get you ready to entertain outdoors this spring.

Visit Southwestern Ceramic Lighting at the Albuquerque Home and Garden show on April 22nd and 23rd. ■



Pendants, sconces, and table lamps by Southwest Ceramic Lighting on display at the 2017 Expo New Mexico Home and Remodeling Show.



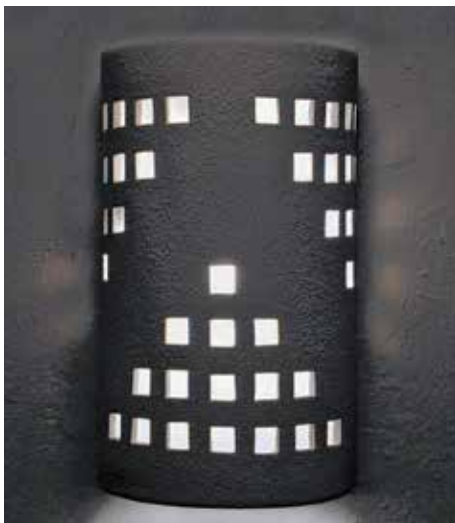
 9" Hummingbird with Copper Bands; The artsy design of our Hummingbird would excite any garden lover. If flanking a doorway or garage, then the design can be mirrored so they are facing each other.


H-9 ¼" x W-7 ½" x D-5 ¼"



 9" Ancient Sun with Copper Bands; The Ancient Sun is a spectacular petroglyph design, which has come from petroglyphs world wide and is attractive on all types of homes.

H-9 ¼" x W-7 ½" x D-5 ¼"



 14" Grid design; This architectural Grid "V" shaped block design is an ultra-contemporary design with a spectacular light value.

H-14 ¼" x W-8 ¼" x D-5 ¼"



 14" Double Fan with a middle Copper Band; Our Double Fan design is a great shield floral design that can soften sharp corners and accent any arched or fanned door, window or entryway. This is an eclectic look, whether it be Floridian, Southwest or Asian.

H-14 ¼" x W-8 ¼" x D-5 ¼"

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HOME DÉCOR

Bold colors have been foreseen as the trend in home décor for spring, and many homeowners are setting the tone this season by decorating with bright colors and metallic and jewel-tones.



FOUR TIPS FOR ADDING VIBRANT COLORS TO YOUR SPRING DÉCOR



BY KELLIE TINNIN

CAREER DEVELOPMENT DIRECTOR, ERA SELLERS AND BUYERS

STYLISH IDEAS TO BRING A HOME TO LIFE

SPRING IS IN THE AIR! Flowers are starting to bloom and colorful blooms are slowly peeking out from behind winter's curtain. Bold colors have been foreseen as the trend in home décor for spring, and many homeowners are setting the tone this season by decorating with bright colors and metallic and jewel-tones. Are you a homeowner who has been looking to add shades of bold color to your décor this spring? Here are four ways to incorporate vibrant colors into your home décor plan this spring season.

MAKING A STATEMENT STARTS AT THE FRONT DOOR

Does the front door of your home speak to your personality? If not, consider adding a pop of color to your front door this spring. The front door is the first im-

pression that people have of your home. Bold colors are all the rage in 2017. Consider giving your front door a facelift by painting it a bright blue, green or red. Take it a step further by adding a few colorful plants in pots at your doors entryway.

ACCESSORIZE YOUR LIVING AREA WITH JEWEL TONES

When paired with neutral toned walls, furniture can become a statement piece in a living room. Consider updating your living room accessories to an eye-catching jewel tone. An ottoman, throw pillows or a chair in colorful turquoise or deep purple will brighten up your living space in time for spring.

BREAK THE RULES, MIX METALS

You no longer have to be afraid to mix

warm colors with cooler colors when it comes to metal. When accessorizing your kitchen for springtime, changing out cabinet fixtures is a day project that is budget-friendly. A subtle mixture of gold or brass accents with brushed nickel or silver can create an elegant look in your kitchen. Add gold fixtures to white cabinet doors for a hint of color to your neutral kitchen, or add brass accent lighting that complements white or colored cabinetry. Mix this with colorful kitchen accessories and you have an inviting space that makes a statement.

BOLDLY ACCENT YOUR MASTER RETREAT

Your master bedroom should be your retreat. It should be a comfortable place for you to relax. Don't be afraid to mix

and match colorful accessories in your bedroom. Colorful bedding with complementary throw pillows or blankets will not only help you sleep, but can also brighten your mood.

Springtime is the time of year to say "out with the old, in with the new." Whether it is a colorful front door or metallic lighting in a kitchen, adding a few vibrant accessories to your home can be an inexpensive way to spruce up your home this spring. When using color or metallic tones to accessorize, remember to be subtle. Pick two or three tones to decorate with and stick to it. Too much of one look in a room will be overpowering and look mismatched, rather than complementary. ■



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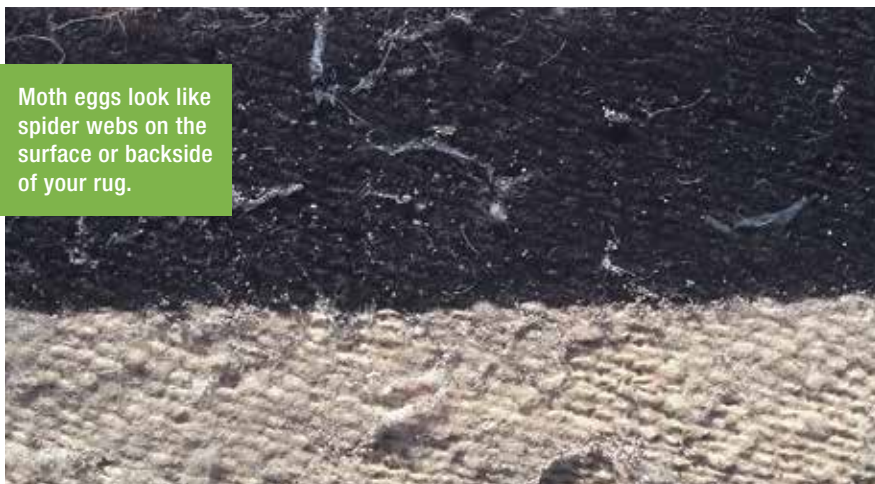
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PEST CONTROL

In a matter of days, moth larvae can chew a hole in your rug. The damage you see here occurred in less than a week.



Moth eggs look like spider webs on the surface or backside of your rug.



SPRING IS IN THE AIR

PROTECT YOUR RUGS FROM MOTHS AND CARPET BEETLES



BY MATT GABEL

SERAFIAN'S ORIENTAL RUGS

WHILE SPRING BRINGS WELCOME RAIN AND FLOWERS BLOOMING, IT ALSO BRINGS NASTY CRITTERS—lots of them. From wool moths, *Tineola bisselliella*, carpet beetles and *Anthrenus verbasci*, if any creatures on the planet could be called the enemy of oriental rugs, it's these little buggers. These pesky intruders eat through the wool of your rug, causing damage quickly and quietly. Too frequently, beautiful handwoven Persian or Navajo rugs come to Serafian's for cleaning, only to find that moths or carpet beetles have destroyed the rugs. Worse yet, they often move swiftly, leaving a trail of damage in their wake.

AVERAGE LIFESPAN

The lifespan of the average carpet moth is very short, the larvae phase lasts on average about two weeks to a month, and the adult phase about another month. Only the larvae eat wool, so while you are more likely to see the adults fluttering through your home, it's the larvae that do the real damage. Unfortunately, this means that a rug can go from undamaged to having a huge hole in just a couple of weeks. Carpet beetles, however, do damage over more time, with a much

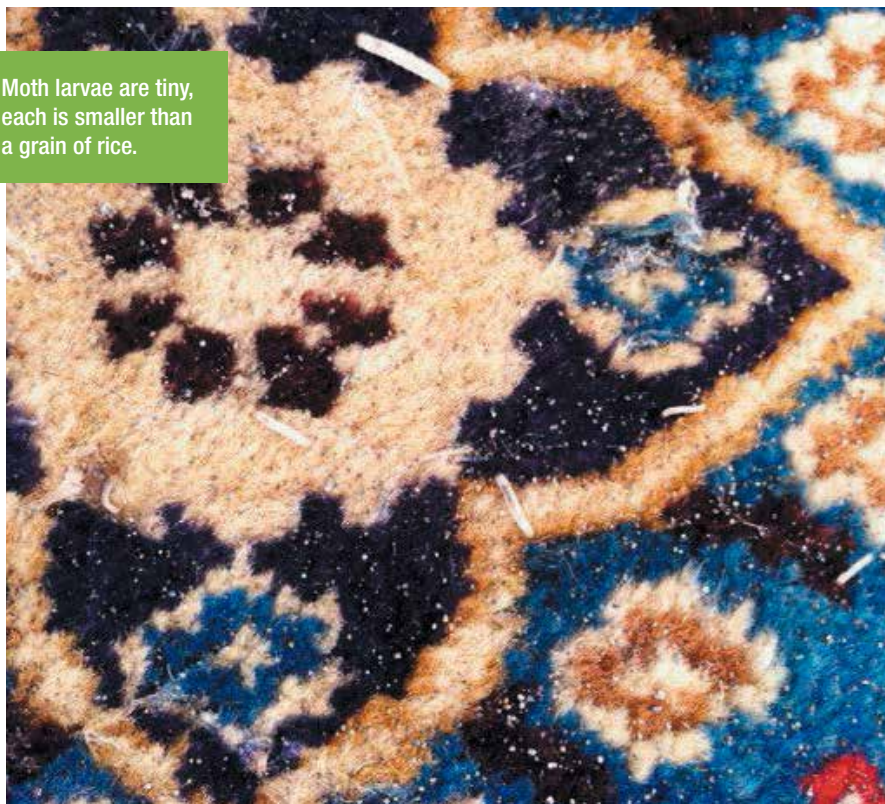
longer lifespan and some subspecies living as long as three years. Unlike their moth counterparts, carpet beetles will eat at your rug for their entire life. In either case, quick identification, elimination, and prevention are the keys to keeping your rugs safe.

WAYS TO IDENTIFY THEM

For wool moths, keep an eye out for the adults flitting around your home or the eggs laying on the surface or on the back of your rugs. The large moths that we see every year here in the early months of summer are no threat to your rugs. Adult wool moths are small, about the size of a grain of rice. They are tan in color with no particular design or pattern on their wings. The eggs look like grains of sand held together by spider webs. Carpet beetles are tiny, about the size of a pinhead. You can identify them by finding either the beetles themselves or by finding small black or brown husks or shells. In both cases, the insects like to attack dark and undisturbed areas on your rugs. So look for them under your furniture, rolled up in your closets, and on the backside of any rugs hanging on the walls.

PEST CONTROL

Moth larvae are tiny, each is smaller than a grain of rice.



ELIMINATING THE INSECTS

Elimination is a little trickier. You need to not only eliminate the moths, beetles, and eggs on the rug itself, but also any that might be in the surrounding area. Most insecticides are effective at killing any living infestation, but unfortunately not that great at killing off the eggs. Also, any use of insecticides in the home comes with risk to one's own health and safety. Instead, we recommend you have your rugs professionally washed by a cleaner who knows how to eliminate these infestations. Proper temperature control and handling will eliminate any eggs that have been laid into the foundation of your favorite carpet. As for your home, thorough cleaning of any area exposed to infestation is very important as the eggs can slip into the cracks of your wood floor

or down into your wall-to-wall carpet. As with your rugs, we recommend utilizing professional cleaners. If after taking these steps, the moths or beetles persist, it's time to get in touch with an exterminator.

As with most things, an ounce of prevention is worth a pound of cure. Various sprays can help to repel moth infestation, regular inspection goes a long way to identifying a problem before it spirals out of control, and proper wrapping and storage of unused rugs can easily prevent infestation. Always remember that if you take a little time to ensure that your rugs stay moth and beetle free, it will ensure your favorite rugs stay beautiful and valuable for many years to come. ■

Matt Gabel is the Retail Manager at Serafian's Oriental Rugs. For more information, call (505) 504-RUGS or go to serafians.com

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WATER DAMAGE

One of the most common causes of catastrophic water damage in homes comes from a ruptured washing machine hose.



BY BODIE VINYARD

TECHNICIAN MANAGER, TLC PLUMBING

PREVENTING A WASHING MACHINE HOSE FROM BURSTING

TIPS TO KEEP YOUR HOME FROM FLOODING DUE TO A RUPTURED HOSE

WHEN YOU THINK OF POTENTIAL FLOODING PROBLEMS IN YOUR HOME you may think this can just happen from broken pipes, but many homeowners do not realize that your washing machine hoses are a disaster waiting to happen. Ruptured hoses can cause flooding in your home and major water damage. One of the most common causes of catastrophic water damage in homes comes from burst washing machine hoses.

WHY DOES THE HOSE FAIL

These hoses can fail for a number of reasons. A common cause can be from a traditional rubber hose. These rubber hoses lose their flexibility over time and are subject to cracks, leaks, bubbling and bursting. However, rubber hoses aren't just the reason washing machine hoses fail. Most hoses will eventually fail from normal wear and tear. Just think about the water pressure that runs through these hoses constantly. This is

the same pressure as other faucets in your home. Plus every time the washing machine shuts off the water, a shockwave is sent through the water pipes. This is commonly known as a water hammer.

Eventually, the water pressure will break the hose or the connection forcing water out at full pressure. Just imagine you suddenly hear a pop from your laundry room and walk in to find water pouring out from the drain. How much water exactly? In most cases in residential homes, water will pour out from a break like this at approximately 650 gallons per hour. If you're doing the math, that's 6 gallons per minute. Plus, here's the real danger, those supply lines to the washing machine are always on. So water will pour from a broken hose until someone notices and turns off the main water supply in your home; if you're not home, that can be a lot of water damage.

INSPECTION

Now that you know the damage that can happen, how do you prevent this type

of water damage? First, you should inspect your hoses every few months. For damaged hoses look for blisters, bubbles, cracks, discoloration or any signs that the hoses are unraveling. If you see any of these signs, replace the hose right away. Another sign to look for is leaks. Check for moisture at the connections, and signs of leaks like rust or discoloration. If you see any of these you should replace the tube to prevent a burst. Look for kinks and crimps and ensure there is at least four inches from the machine and the connections. If you notice that your washing machine is off balance and moves a lot during operation, it is a good idea to check the hoses frequently. The movement can place added stress on the hoses and connections.

REPLACEMENT

It is recommended that you replace your washing machine hoses every five years, or when you notice any of the signs above. Rubber washing machine hoses should be replaced with stainless steel braided hoses.

They are much more resistant to bursting, and they are fairly inexpensive compared to the potential cost of a flood.

PROFESSIONAL INSTALLATION

While it sounds simple, we do recommend you have a professional plumber replace your hose. The process involves moving the washing machine and ensuring that there is no water in the lines, so there is potential for water damage. Also, if they aren't installed properly they may be prone to leaking, or could fail or burst. A professional plumber can also install a water hammer arrestor, which is a device that controls the water pressure pulse generated from sudden water interruptions. These sudden water interruptions occur when your washing machine finishes a cycle. This can reduce stress on the hose.

If you have questions about replacing your hose or would like to schedule an appointment for replacements, please contact the TLC office. ■

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HOMESTYLE PROFILE



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OWNING A HOME MAKES GOOD FINANCIAL SENSE

It's no secret that owning a home helps families achieve financial security. Homeowners automatically accumulate savings as they pay down the principal on their mortgage and build a valuable investment as the home increases in value. With interest rates still near an historical low and rental demand at an all-time high, many new homebuyers are also thrilled to discover that it's cheaper to buy than to rent.

OBSTACLES TO HOMEOWNERSHIP

So why doesn't everyone own a home? Lack of a down payment is a primary reason. Saving 3 to 5 percent of a home's purchase price can take a long

time, and not everyone has a friend or family member who can step up to help. For many, renting seems like the only option — but that is not the case.

DOWN PAYMENT ASSISTANCE IS AVAILABLE

First-time homebuyers in the Albuquerque area who earn less than \$61,600 per year may qualify for down payment and closing cost assistance from the New Mexico Mortgage Finance Authority – MFA. The program is available throughout the state, but income requirements vary by location and family size. There is also assistance available for current homeowners earning less than \$90,000 who are ready to purchase their next home.

Qualifying buyers must contribute at least \$500 from their own funds. MFA

requires a minimum credit score of 620 and may accept alternative credit qualification for homebuyers with no credit score. All first-time homebuyers receive pre-purchase homebuyer counseling through MFA's online program or a HUD-approved counseling agency.

GET STARTED

There is nothing like the security and comfort of owning your own home. MFA's down payment and closing cost assistance could be just the help you need to make homeownership a reality. To get started, go to housingnm.org, select the "Homebuyers" section and find an MFA-approved lender near you. The lender will determine if you qualify for down payment assistance, help you apply and will walk you through the home buying process. ■

HOME MAINTENANCE

IN PARTNERSHIP
WITH

Preventing unwanted outside air from leaking into your home could also reduce your energy bills.



INDOOR AND OUTDOOR SPRING MAINTENANCE

TIPS TO PROTECT YOUR HOME'S VALUE
WITH SIMPLE TASKS



BY JOHN GARCIA

EXECUTIVE VICE PRESIDENT, HOME BUILDERS ASSOCIATION OF CENTRAL NM

IF THE THOUGHT OF SPRING CLEANING MAKES YOU LONG FOR WINTER, it's time to think about these annual chores in a new way. By dedicating just a few days to complete these simple tasks, you will keep your home running smoothly and protect your investment at the same time.

INSIDE YOUR HOME

As the weather gets warmer it's important to ensure your windows are in good working condition. Inspect all windows for proper operation and a tight fit. Clean the window tracks and check that the weatherstripping hasn't cracked or torn. Preventing unwanted outside air from leaking into your home could also reduce your energy

bills. Remember, open windows can be hazardous, especially to young children. Screens are designed to keep insects from getting into a home—not to prevent a child from falling. Parents need to take action to lessen the potential risks of accidental falls from windows. Another important task is to have your air conditioning system inspected and cleaned. If your system has a filter, replace it every three months to keep your unit working efficiently. Warmer weather also means that pests—including ants, roaches, rats, and termites will be looking to join your household. Keep them out by sealing cracks and openings along baseboards, behind sinks, and around pipes and windows. Also, repair holes in door and window screens.

OUTSIDE YOUR HOME

For the outside of your home, check the condition of glazing compound, caulking and exterior paint. If needed, replace or paint to give a minor facelift. When it comes to glass and screens in storm doors, and/or windows exchange them if necessary or ensure the screens are clean by washing gently with soapy water. Snow can sometimes damage your roof; so make sure to get a professional to inspect any destruction before it worsens. To prevent outside pests from entering your home, look for cracks and holes on the outside of your home and seal them up and be sure to include points where utility lines enter the house. The basement foundation and windows might also need some

damage control, so be sure to check on the rarely visited space in your home. Check for evidence of termites, such as sagging floors and ceilings or dry, brown tunnels in the ground near the home's foundation. When it comes to your landscape, seed and feed the lawn and plant annuals, cut back perennials that need pre-growth pruning. Clean gutters and keep them free of debris in the fall and spring. Long winters bring a mix of storms and heavy winds that can carry a lot of debris to your gutters.

Remember, focusing on these small jobs now will save you time and money in the future. For more information about home maintenance, contact John Garcia Home Builders Association of Central New Mexico. ■



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WINDOW & DOOR TRENDS

WINDOWS AND DOORS GO BIG ON STYLE

WINDOWS AND DOORS CREATE A NEW TAKE ON OPEN CONCEPT

The new MultiGlide patio door from Andersen Windows is ideal for home designs that emphasize large expanses of glass in a contemporary or traditional panel style.



BY NATHAN CREGEUR

BUSINESS MANAGER, ANDERSON WINDOWS

THERE'S A LOT TO LOVE ABOUT YOUR HOME FROM THE STYLE, the size, the way you could see yourself living there for years to come. It only makes sense that homeowners want to emphasize all the things they love about their home in any improvements they consider. Windows and doors can play a significant role in those decisions, delivering not only the aesthetics, but value in both lifestyle and return on investment. As technology has refined, the style of windows and doors have gotten bigger and better.

DOORS BECOME WALLS

From the simple act of letting light into a room to the emergence of energy-efficient options, windows and doors have changed quite a bit over the centuries. This latest evolution took root here in the Southwestern part of the United States, and uses big doors to not only provide light and protection from the elements when closed; but to expose your home to outdoor living spaces when open. This flexibility can double, or even triple, in size on a beautiful day as the wall opens to connect indoors and out.

SPACE REDEFINED

Big doors take the definition of home and garden and blend them together in a visually breathtaking way. For example, the new MultiGlide Door from Andersen is ideal for home designs that emphasize large expanses of glass in a contemporary or traditional panel style. Solid walls no longer separate patios, conversation pits, and outdoor kitchens. Exploring the open concept, big doors help promote the flow between interior and exterior spaces in a completely intuitive way. Doors can even be curved to follow the lining of walls or wrap around a corner. A concept as big as these doors requires skills beyond

the average DIYer. Design and engineering considerations for homes, new and old, mean bringing in the field experts to make sure the process is one a homeowner can enjoy from start to finish. Depending on the final design specification, most big doors don't take much, if any additional time to build.

The dramatic statement offered by a big door is one that not only adds flexibility to a home's selling features, but will also continue delivering value years from now. The tangible wow factor they bring to a home makes big doors unique in unexpected ways. Taking the time to design it right means you get to enjoy more of what you love about your home for as long as you live there. ■



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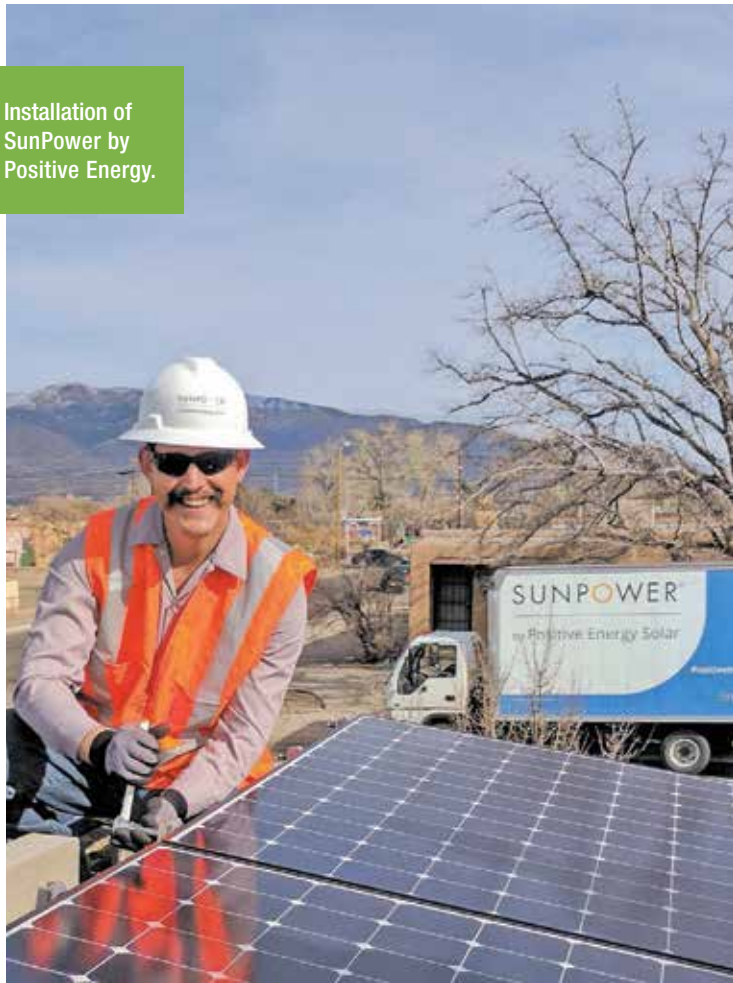
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HOMESTYLE PROFILE

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161 LISTINGS
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8739 VIA DE PAZ NE
\$260,000 | 1870 SQ. FT. | 3BDR | 3BA
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(505) 944-6266
Anwar Amlani
MLS # 881138
04/01 10AM-2PM,04/02 1PM-4PM

ABQ ACRES WEST
8801 DORIS STEIDER STREET NE
\$425,000 | 3015 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 271-8200
Team Venturi
MLS # 882339
04/01 2:00PM-4:00PM

ABQ ACRES WEST
8923 VISTA OAKLAND COURT NE
\$599,900 | 3000 SQ. FT. | 4BDR | 4BA
Rio Grande Realty & Invest LLC
(505) 250-8135
Todd Kruger
MLS # 884772
04/01 1PM-4PM,04/02 1:30PM-4:30PM

ABQ ACRES WEST
8709 DESERT FOX WAY NE
\$295,000 | 1604 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 293-3700
Joi Banks-Schmidt
MLS # 885929
04/02 2:00PM-4:30PM

ABQ ACRES WEST
8204 VIA ALEGRE NE
\$595,000 | 3383 SQ. FT. | 4BDR | 4BA
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(505) 897-1100
Joseph Maez
MLS # 886363
04/02 1:00PM-3:00PM

ABQ ACRES WEST
8908 OAKLAND COURT NE
\$675,000 | 3538 SQ. FT. | 4BDR | 4BA
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Dana Slade
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04/01 1PM-3PM,04/02 1PM-3PM

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7424 MARILYN AVENUE NE
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7412 NORTHRIDGE AVENUE NE
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MLS # 887214
04/02 12:00PM-2:00PM

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6625 ESTHER AVENUE NE
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(505) 897-1100
Joseph Maez
MLS # 886821
04/02 1:00PM-3:00PM

CORRALES
106 RICHARD ROAD
\$500,000 | 3554 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 271-8200
Team Venturi
MLS # 878810
04/02 1:00PM-3:00PM

CORRALES
145 ANGEL ROAD
\$279,900 | 2232 SQ. FT. | 4BDR | 2BA
One Stop Realty
(505) 881-0302
Karsten & Associates
MLS # 879488
04/02 1:00PM-3:00PM

CORRALES
490 MARIQUITA ROAD
\$680,000 | 3605 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 828-1000
Susan Nelson Anderson
MLS # 883092
04/02 12:00PM-2:00PM

CORRALES
173 VALVERDE ROAD NW
\$588,500 | 3610 SQ. FT. | 3BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Jessica O'Callahan
MLS # 884129
04/01 2:00PM-4:00PM

CORRALES
157 DON QUIJOTE COURT
\$635,000 | 3992 SQ. FT. | 4BDR | 3BA
Re/Max Advantage
(505) 452-1506
ROC Real Estate Partners
MLS # 885612
04/02 12:00PM-2:00PM

CORRALES
100 CAMINO DE LOS ARBOLES
\$1,000,000 | 4162 SQ. FT. | 3BDR | 5BA
Keller Williams Realty
(505) 897-1100
Joseph Maez
MLS # 887352
04/02 1:00PM-3:00PM

TOP 3 TIPS

For getting your Home Ready for Spring

1

Spring is the perfect time to flush your water heater.

Regularly flushing your water heater will help extend the life of your equipment and save you money over the life of your equipment.

2

The number one cause of drain back-ups are overgrown roots and Spring means growing season.

A preventive main line cleaning will help ensure that this never happens in your home.

3

If you have an HVAC system, now is the best time to replace your filters.

This will help boost the air quality inside your home.

Call us today to learn more about our **Preventive Maintenance Program!**



Call Today **761-9648**

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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.

161 LISTINGS
LOW: 107K
HIGH: 1.395M

■ DOWNTOWN AREA
822 SOUTHEAST CIRCLE NW
\$270,000 | 1925 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
Stephanie Walter
MLS # 883532
03/31 4:00PM-6:00PM

■ DOWNTOWN AREA
2804 ALOYSIA LANE NW
\$545,000 | 6411 SQ. FT. | 3BDR | 5BA
Realty One of New Mexico
(505) 883-9400
Remington Properties LLC
MLS # 887035
04/02 11:00AM-2:00PM

■ DOWNTOWN AREA
1719 CHACOMA PLACE SW
\$585,000 | 3313 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 271-8200
Feil Cabinet
MLS # 887425
04/02 1:00PM-4:00PM

■ FAIRGROUNDS
5309 GRANITE AVENUE NE
\$183,750 | 1760 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 897-1100
Paul A Padilla
MLS # 880676
04/01 11:00AM-2:00PM

■ FAIRGROUNDS
912 LAGUAYRA DRIVE NE
\$152,750 | 1415 SQ. FT. | 3BDR | 2BA
EXP Realty LLC
(505) 554-3873
Sydona Anderson-Fernandez
MLS # 887498
04/02 1:00PM-3:00PM

■ FAR NE HEIGHTS
6313 DORADO BEACH NE
\$248,500 | 1850 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
Team Venturi
MLS # 868321
04/01 1:00PM-4:00PM

■ FAR NE HEIGHTS
4501 BERMUDA DRIVE NE
\$259,900 | 1917 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900
Sharon Wray
MLS # 878165
04/01 12PM-3PM, 04/02 12PM-3PM

■ FAR NE HEIGHTS
9525 DE VARGAS LOOP NE
\$344,900 | 2094 SQ. FT. | 4BDR | 2BA
24K Real Estate Group, INC.
(505) 292-2424
Sharon Scott
MLS # 881891
04/02 1:00PM-3:00PM

■ FAR NE HEIGHTS
11533 WOODMAR LANE NE
\$625,000 | 3840 SQ. FT. | 4BDR | 3BA
Re/Max Elite
(505) 798-1000
Sharon M McCollum
MLS # 882407
04/02 1:00PM-1:00PM

■ FAR NE HEIGHTS
9423 MACALLAN ROAD NE
\$305,000 | 1800 SQ. FT. | 4BDR | 2BA
Coldwell Banker Legacy
(505) 828-1000
Susan L Beard
MLS # 883083
04/02 2:00PM-4:00AM

■ FAR NE HEIGHTS
7925 WOODRIDGE DRIVE NE
\$259,000 | 1715 SQ. FT. | 3BDR | 2BA
Brown & Associates, Inc.
(505) 883-1674
JoAnn Brown
MLS # 884473
04/01 12:00PM-2:00PM

■ FAR NE HEIGHTS
5408 AVENIDA CUESTA NE
\$525,000 | 3125 SQ. FT. | 5BDR | 3BA
Keller Williams Realty
(505) 271-8200
Robert Sutton
MLS # 884478
04/02 2:00PM-4:00PM

■ FAR NE HEIGHTS
9316 MABRY AVENUE NE
\$400,000 | 2628 SQ. FT. | 4BDR | 3BA
Bear Canyon Realty
(505) 610-5025
Frances B Boggess
MLS # 884595
04/02 1:00PM-4:00PM

■ FAR NE HEIGHTS
6127 CASA DE VIDA NE
\$550,000 | 3846 SQ. FT. | 5BDR | 4BA
Duke City Realty
(505) 459-7761
Kari Lyn Willingham
MLS # 884706
04/02 11:00AM-1:00PM

■ FAR NE HEIGHTS
11036 MALAGUENA LANE NE
\$276,000 | 1816 SQ. FT. | 3BDR | 2BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Theodore Zmroczek
MLS # 885323
04/01 11:00AM-1:00PM

■ FAR NE HEIGHTS
12205 SAN VICTORIO AVENUE NE
\$485,000 | 2909 SQ. FT. | 4BDR | 3BA
Re/Max Select
(505) 265-5111
Christopher M Lucas
MLS # 886939
04/02 1:00PM-3:00PM

■ FAR NORTH VALLEY
1108 ALAMEDA ROAD NW
\$359,900 | 1889 SQ. FT. | 3BDR | 3BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300 | Susan Jenkins
MLS # 885449
04/02 2:00PM-4:00PM

■ FAR NORTH VALLEY
9828 4TH STREET NW
\$449,000 | 3228 SQ. FT. | 3BDR | 4BA
Coldwell Banker Legacy
(505) 898-2700
Sherry R McIlwain
MLS # 886358
04/02 12:01PM-12:01PM



JACK JENKINS, MSGT (RET)
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CELL: 505.506.9288

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Contact The Homestyle Team at
homestyle@abqjournal.com

SOUTHWEST MLS OPEN HOUSES

THIS FRIDAY - THURSDAY

FOOTHILLS NORTH

13009 SAND CHERRY PLACE NE
\$999,950 | 4850 SQ. FT. | 4BDR | 5BA
Coldwell Banker Legacy
(505) 898-2700
Brian M Steudle
MLS # 875354
04/01 1:00PM-3:00PM

FOOTHILLS NORTH

4909 CUMBRE DEL SUR COURT NE
\$589,500 | 3034 SQ. FT. | 3BDR | 2BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Margaret Ebbens
MLS # 875412
04/02 1:00PM-3:00PM

FOOTHILLS NORTH

12609 DESERT MARIGOLD LANE NE
\$425,000 | 2392 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 293-3700
Michelle Selby
MLS # 878458
04/01 1PM-3PM,04/02 1PM-3PM

FOOTHILLS NORTH

12919 DESERT MOON PLACE NE
\$674,900 | 3056 SQ. FT. | 4BDR | 3BA
Re/Max Elite
(505) 798-1000
Sharon M McCollum
MLS # 882102
04/02 1:00PM-3:00PM

FOOTHILLS NORTH

13740 APACHE PLUME PLACE NE
\$1,395,000 | 5086 SQ. FT. | 4BDR | 4BA
Re/Max Elite
(505) 798-1000
Sharon M McCollum
MLS # 883488
04/02 3:00PM-5:00PM

FOOTHILLS NORTH

6224 SILVERLACE TRAIL NE
\$389,000 | 2306 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 293-3700
Susan J Bertoglio
MLS # 884545
04/02 2:00PM-4:00PM

FOOTHILLS SOUTH

14205 MARQUETTE DRIVE NE
\$225,000 | 1600 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 828-1000
Susan L Beard
MLS # 886075
04/02 1:00PM-4:00PM

FOOTHILLS SOUTH

1209 SIERRA LARGA DRIVE NE
\$395,000 | 2757 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900
Greg Lobberegt
MLS # 886616
04/02 1:00PM-3:00PM

FOOTHILLS SOUTH

3709 TEWA DRIVE NE
\$359,000 | 2626 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
Greg Lobberegt
MLS # 886745
04/01 1:00PM-3:00PM

FOOTHILLS SOUTH

728 PARKSIDE DRIVE NE
\$386,000 | 2471 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
Greg Lobberegt
MLS # 886936
04/02 1:00PM-3:00PM

FOOTHILLS SOUTH

13509 WITCHER NE
\$240,000 | 1726 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 897-1100
Team Blunier
MLS # 887262
04/02 2:00PM-4:00PM

FOUR HILLS VILLAGE

1805 PEDREGOSO COURT SE
\$415,000 | 3535 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 293-3700
Jan DeMay
MLS # 881698
04/02 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
04/02 2:30PM-4:00PM

LADERA HEIGHTS

1704 CIELO OESTE PLACE NW
\$199,000 | 2037 SQ. FT. | 3BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Remington Properties LLC
MLS # 886449
04/02 12:00PM-3:00PM

LADERA HEIGHTS

915 TAMBORA STREET NW
\$257,500 | 2400 SQ. FT. | 4BDR | 3BA
Re/Max Elite
(505) 798-1000
Jean A Chavez
MLS # 886494
04/01 1:30PM-3:30PM

LADERA HEIGHTS

1619 SUMMER BREEZE DRIVE NW
\$270,000 | 2050 SQ. FT. | 3BDR | 2BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Christi L Baker-Cessop
MLS # 886715
04/02 12:00PM-2:00PM

LADERA HEIGHTS

3849 RIVERVIEW ROAD NW
\$340,000 | 3181 SQ. FT. | 5BDR | 3BA
Keller Williams Realty
(505) 897-1100
Joseph Maez
MLS # 886810
04/02 1:00PM-3:00PM

LADERA HEIGHTS

4615 EYOTA DRIVE NW
\$189,000 | 1486 SQ. FT. | 3BDR | 2BA
Lucky Dog Realty, LLC
(505) 270-5552
Kelly R Taliaferro
MLS # 886944
04/02 1:00PM-4:00PM

OPEN HOUSE GUIDE HOME STYLE

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Price reduced
to \$213,900

1236 Gray Back Drive
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3 Bed / 3 Bath
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SOUTHWEST MLS OPEN HOUSES

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161 LISTINGS
LOW: 107K
HIGH: 1.395M

LADERA HEIGHTS
1032 ATRISCO DRIVE NW
\$275,000 | 2665 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 271-8200
Charlotte Trone
MLS # 886978
03/31 3PM-4PM, 04/01 1PM-3PM

LADERA HEIGHTS
9116 BREEZY COURT NW
\$309,000 | 2740 SQ. FT. | 4BDR | 4BA
Coldwell Banker Legacy
(505) 293-3700
Sandi Pressley
MLS # 887017
04/02 1:00PM-4:00PM

LADERA HEIGHTS
1104 CASA ROJA PLACE NW
\$159,900 | 1350 SQ. FT. | 3BDR | 2BA
One Stop Realty
(505) 881-0302
Karsten & Associates
MLS # 887619
04/01 2:00PM-4:00PM

MESA DEL SOL
2316 GANDERT AVENUE SE
\$228,230 | 1934 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 897-1100
Joseph Maez
MLS # 876298
04/02 1:00PM-3:00PM

NEAR NORTH VALLEY
3838 PEDRONCELLI ROAD NW
\$330,000 | 2638 SQ. FT. | 3BDR | 3BA
Enchanted Homes Realty
(505) 944-2490
Lori Whitener
MLS # 881387
04/02 1:00PM-3:00PM

NEAR NORTH VALLEY
1315 CAMINO AMPARO NW
\$369,500 | 2155 SQ. FT. | 3BDR | 2BA
HydePark Realty
(505) 503-1000
James DesJardins
MLS # 881574
04/02 12:00PM-2:00PM

NEAR NORTH VALLEY
3709 CANDELARIAS LANE NW
\$229,900 | 2170 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
Michael M Seligman
MLS # 883396
04/02 12:30PM-3:00PM

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
04/01 2:PM-4:00PM, 04/02 2PM-4PM

NEAR NORTH VALLEY
2709 19TH STREET NW
\$164,900 | 1008 SQ. FT. | 3BDR | 2BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300 | James P Parsons
MLS # 884330
04/01 10:00AM-2:00PM

NEAR NORTH VALLEY
\$485,000 | 2974 SQ. FT. | 4BDR | 4BA
River Valley Realty
(505) 280-2023
Sherry A Gray
MLS # 884795
04/01 1:00PM-3:00PM

NEAR NORTH VALLEY
3425 AVENIDA CHARADA NW
\$450,000 | 2765 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 898-2700
Mary Spensley
MLS # 887681
04/02 2:00PM-2:00AM

NORTH ABQ ACRES
11206 ANAHEIM AVENUE NE
\$679,250 | 3822 SQ. FT. | 5BDR | 5BA
24K Real Estate Group, INC.
(505) 292-2424
Boverie Team
MLS # 873867
04/02 1:00PM-3:00PM

NORTH VALLEY
208 NICO TRAIL NW
\$699,900 | 3805 SQ. FT. | 4BDR | 3BA
Brown & Associates, Inc.
(505) 883-1674
JoAnn Brown
MLS # 859469
04/01 1:30PM-4:00PM

NORTH VALLEY
8527 RIO GRANDE BOULEVARD
\$500,000 | 2456 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
Dana Slade
MLS # 887291
04/02 1:00PM-4:00PM

NORTH VALLEY
103 OSUNA ROAD NW
\$195,000 | 1555 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 293-3700
C. Carlyn Chiado
MLS # 887336
04/01 11:00AM-3:00PM

NORTH VALLEY
6800 VISTA DEL NORTE NE
\$107,000 | 807 SQ. FT. | 1BDR | 1BA
Keller Williams Realty
(505) 271-8200
Jessica Stotz-Harrell
MLS # 887742
04/02 2:00PM-4:00AM

NORTHEAST HEIGHTS
261 BURMA DRIVE NE
\$119,000 | 1260 SQ. FT. | 3BDR | 2BA
Equity New Mexico
(505) 291-0050
Heather N Whiting
MLS # 879092
03/31 4:00PM-6:00PM

NORTHEAST HEIGHTS
12208 WINONA COURT
\$250,000 | 1840 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 271-8200
Team Venturi
MLS # 886485
04/02 2:00PM-4:00PM



**9909 BUCKEYE STREET NW
ALBUQUERQUE, NM 87114
\$539,900
PARADISE EAST**

5 BED / 4 BATH / 3,817 SQ. FT.
JOE MAEZ
KELLER WILLIAMS REALTY
OFFICE: 505.897.1100 CELL: 505.515.1719

MLS# 884024



**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



**4248 HIGH MESA
ALBUQUERQUE, NM 87124
\$230,000
RIO RANCHO SOUTH**

3 BED / 2 BATH / 1,848 SQ. FT.
BARBARA MADARAS
COLDWELL BANKER LEGACY
OFFICE: 505.292.8900 CELL: 505.301.1033

MLS# 884848



**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

SOUTHWEST MLS OPEN HOUSES

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Low: 107K
High: 1.395M

NORTHEAST HEIGHTS

3009 GENERAL CHENNAULT STREET NE
\$159,500 | 1380 SQ. FT. | 3BDR | 3BA
Re/Max Elite
(505) 798-1000
Jean A Chavez
MLS # 887036
04/01 10:00AM-12:00PM

NORTHEAST HEIGHTS

3224 LUCERNE STREET NE
\$207,000 | 1722 SQ. FT. | 3BDR | 2BA
Re/Max Advantage
(505) 452-1506
ROC Real Estate Partners
MLS # 887182
04/02 1:00PM-1:00PM

NORTHWEST HEIGHTS

2028 ABO CANYON DRIVE NW
\$389,447 | 3479 SQ. FT. | 4BDR | 4BA
Pulte Homes of New Mexico
(505) 761-9606
Wade Messenger
MLS # 870912
04/01 12PM-3PM,04/02 12PM-3PM

NORTHWEST HEIGHTS

4915 CALLE ESPANA NW
\$326,782 | 1940 SQ. FT. | 3BDR | 2BA
Pulte Homes of New Mexico
(505) 761-9606
Wade Messenger
MLS # 875491
04/01 12PM-3PM,04/02 1PM-3PM

NORTHWEST HEIGHTS

2115 GOOSE LAKE TRAIL NW
\$350,709 | 2017 SQ. FT. | 2BDR | 2BA
Pulte Homes of New Mexico
(505) 761-9606
Wade Messenger
MLS # 875529
04/01 11AM-2PM,04/02 11AM-2PM

NORTHWEST HEIGHTS

4519 OXBOW NORTH TRAIL NW
\$739,000 | 3462 SQ. FT. | 3BDR | 3BA
Re/Max Alliance, REALTORS
(505) 298-9999
Jo Ann C Silva
MLS # 876224
04/01 1PM-3PM,04/02 1PM-3PM

NORTHWEST HEIGHTS

4315 RANCHO REDONDO NW
\$250,000 | 2298 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 898-2700
Sylvia L. Benavidez
MLS # 877555
04/02 3:00PM-5:00PM

NORTHWEST HEIGHTS

5115 MIRADOR DRIVE NW
\$229,500 | 2025 SQ. FT. | 3BDR | 3BA
RE/MAX Finest
(505) 792-2255
Linda Stallings
MLS # 878787
04/01 1:30PM-4PM,04/02 1:30PM-4PM

NORTHWEST HEIGHTS

5820 MESA VISTA TRAIL NW
\$645,000 | 3591 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
The Bader Real Estate Group
MLS # 878856
04/02 1:00PM-3:00PM

NORTHWEST HEIGHTS

8101 CHICORY DRIVE NW
\$370,000 | 2886 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 897-1100
Joseph Maez
MLS # 879228
04/02 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
04/01 1PM-5PM,04/02 1PM-5PM

NORTHWEST HEIGHTS

4716 HOMESTEAD TRAIL NW
\$189,900 | 1722 SQ. FT. | 3BDR | 3BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300 | *Agha Shinwari*
MLS # 881433
04/01 2:04PM-2:04PM

NORTHWEST HEIGHTS

6823 LAVA ROCK DRIVE NW
\$359,000 | 3400 SQ. FT. | 4BDR | 3BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300 | *James P Parsons*
MLS # 883493
04/02 1:00PM-4:00PM

NORTHWEST HEIGHTS

6828 VISTA DEL SOL DRIVE NW
\$315,000 | 2433 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900
Wanda Morrill
MLS # 885750
04/02 1:00PM-4:00PM

NORTHWEST HEIGHTS

6136 ACACIA STREET NW
\$300,000 | 2481 SQ. FT. | 4BDR | 2BA
Realty One of New Mexico
(505) 554-2213
Jeanette Raver
MLS # 885770
04/01 12:00PM-12:00PM

NORTHWEST HEIGHTS

8320 HILLSBORO COURT NW
\$240,000 | 2026 SQ. FT. | 3BDR | 2BA
Absolute Real Estate
(505) 681-8578
Leola V Robledo
MLS # 885873
04/02 1:00PM-3:00PM

NORTHWEST HEIGHTS

8032 KIBO DRIVE NW
\$515,000 | 2866 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 898-2700
John M Long
MLS # 886472
04/01 11:00AM-1:00PM

NORTHWEST HEIGHTS

5101 SAN JORGE AVENUE NW
\$337,500 | 2037 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
Meryl Manning Segel
MLS # 886591
04/02 1:00PM-3:00PM

NORTHWEST HEIGHTS

8000 HARRISONBURG COURT NW
\$330,000 | 2665 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 271-8200
Patricia C Nadler
MLS # 886613
04/01 1:00PM-3:00PM

NORTHWEST HEIGHTS

4529 LOBELIA ROAD NW
\$229,800 | 2253 SQ. FT. | 3BDR | 3BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Connie Carrico
MLS # 886671
04/02 2:00PM-4:00PM

NORTHWEST HEIGHTS

8401 BELLA VISTA PLACE NW
\$289,000 | 2765 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 828-1000
Joan L Wagner
MLS # 887055
04/01 11AM-1PM,04/02 1PM-3PM

NORTHWEST HEIGHTS

7901 TEABERRY ROAD NW
\$319,900 | 1622 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Amy Waterman
MLS # 887318
04/01 1PM-5PM,04/02 1PM-5PM

NORTHWEST HEIGHTS

7451 CARSON TRAIL NW
\$268,500 | 2160 SQ. FT. | 4BDR | 3BA
Re/Max Elite
(505) 798-1000
Jodi M Cramer
MLS # 887523
04/02 1:00PM-3:00PM

NORTHWEST HEIGHTS

6123 CUESTA PLACE NW
\$204,500 | 1965 SQ. FT. | 4BDR | 2BA
Keller Williams Realty
(505) 271-8200
Brooks Real Estate Team
MLS # 887546
04/01 1:00PM-3:00PM

NORTHWEST HEIGHTS

4808 SUNDANCE TRAIL NW
\$169,900 | 1520 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 293-3700
Adrian Montgomery
MLS # 887547
04/02 1:00PM-3:00PM

NORTHWEST HEIGHTS

7915 TEABERRY ROAD NW
\$424,900 | 2653 SQ. FT. | 4BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Amy Waterman
MLS # 887754
04/01 1PM-5PM,04/02 1PM-5PM

NW EDGEWOOD

40 CACTUS RANCH ROAD
\$276,000 | 2584 SQ. FT. | 5BDR | 2BA
Keller Williams Realty
(505) 271-8200
Rory Jensen
MLS # 874819
04/01 11:00AM-1:00PM

NW EDGEWOOD

3 GUILFORD ROAD
\$235,000 | 2317 SQ. FT. | 3BDR | 3BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300 | *Billiejo Markham*
MLS # 887671
04/01 2PM-4PM,04/02 12PM-3PM

PARADISE EAST

9980 BUCKEYE STREET NW
\$339,900 | 2703 SQ. FT. | 4BDR | 2BA
ABQhomes
(505) 299-2580
Fred&Sandra Creek
MLS # 873000
04/02 1:30PM-4:00PM

PARADISE EAST

4031 BRYAN AVENUE NW
\$469,900 | 2933 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 897-1100
Hardern & Associates Team
MLS # 886017
03/31 3:00PM-5:00PM

PARADISE EAST

4728 SAM BRATTON AVENUE NW
\$209,000 | 2054 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 271-8200
Team Venturi
MLS # 886702
04/01 1PM-4PM,04/02 1PM-4PM

PARADISE EAST

4700 WILDFIRE ROAD NW
\$200,000 | 1700 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 897-1100
Valerie Almanzar
MLS # 887162
04/01 12:00PM-2:00PM

PARADISE EAST

5576 MANSFIELD PLACE NW
\$235,000 | 1750 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 271-8200
Helen DeMott
MLS # 887436
04/01 1:00PM-4:00PM

PARADISE WEST

6055 GEODE ROAD NW
\$276,986 | 2932 SQ. FT. | 4BDR | 3BA
Pulte Homes of New Mexico
(505) 761-9606
Wade Messenger
MLS # 857099
04/01 12AM-3PM,04/02 12PM-3PM

PARADISE WEST

5724 FAIRFAX DRIVE NW
\$344,500 | 3186 SQ. FT. | 5BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Edmund McGee
MLS # 881168
04/01 11AM-2PM,04/02 11AM-2PM

PARADISE WEST

10440 CALLE AVILA NW
\$271,500 | 2556 SQ. FT. | 4BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Laura L Salls
MLS # 882940
04/01 1:00PM-3:00PM

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.

161 LISTINGS
Low: 107K
High: 1.395M

■ **PARADISE WEST**
10300 MOGOLLON DRIVE NW
\$197,500 | 1837 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
Charlotte Trone
MLS # 886146
04/02 1:00PM-3:00PM

■ **PARADISE WEST**
10023 CALLE ALLEGRO NW
\$253,900 | 2725 SQ. FT. | 4BDR | 3BA
Equity New Mexico
(505) 291-0050
Richard Pfisterer
MLS # 886184
04/01 2:00AM-5:00PM

■ **PARADISE WEST**
8124 VENTANA CIELO AVENUE NW
\$239,000 | 2110 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 897-1100
Carlos Martinez
MLS # 886634
04/02 1:00PM-4:00PM

■ **PARADISE WEST**
10415 VALLECITO DRIVE NW
\$225,000 | 2136 SQ. FT. | 3BDR | 3BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Michelle Rohl
MLS # 886864
04/01 1:00PM-3:00PM

■ **PARADISE WEST**
9555 SUN DANCER DRIVE NW
\$247,900 | 1605 SQ. FT. | 3BDR | 2BA
RE/MAX Finest
(505) 792-2255
Donna S Valdez
MLS # 886994
04/02 12:30PM-3:00PM

■ **PARADISE WEST**
10519 SALERNO STREET NW
\$208,000 | 2129 SQ. FT. | 3BDR | 3BA
*Berkshire Hathaway Home Services
New Mexico Properties*
(505) 798-6300 | John Fernandez
MLS # 887343
04/02 1:00PM-3:00PM

■ **PARADISE WEST**
9515 CACHE CREEK DRIVE NW
\$255,800 | 2168 SQ. FT. | 4BDR | 3BA
Mercury Properties
(505) 819-0120
Lynette M Manzanares
MLS # 887370
04/02 1:00PM-3:00PM

■ **PLACITAS AREA**
14 PUESTA DEL SOL
\$599,900 | 4051 SQ. FT. | 4BDR | 3BA
Affordable Realty Services Inc
(505) 889-4565
Joe Schifani
MLS # 881352
04/02 1:00PM-4:00PM

■ **PLACITAS AREA**
73 WINDMILL TRAIL
\$383,000 | 2400 SQ. FT. | 3BDR | 2BA
Re/Max Elite
(505) 798-1000
Jodi M Cramer
MLS # 885747
04/02 4:00PM-5:30PM

■ **PLACITAS AREA**
10 DUSTY TRAIL DRIVE
\$535,000 | 2974 SQ. FT. | 4BDR | 4BA
Coldwell Banker Legacy
(505) 292-8900
Mark Parker
MLS # 886396
04/02 1:30PM-4:00PM

■ **PLACITAS AREA**
8 DESERT MOUNTAIN ROAD
\$485,000 | 2703 SQ. FT. | 3BDR | 4BA
Platinum Properties & Invst.
(505) 332-1133
Mark J Puckett
MLS # 887387
04/02 1:30PM-4:00PM

■ **RIO RANCHO CENTRAL**
1339 BLUE SKY LOOP NE
\$180,000 | 2000 SQ. FT. | 3BDR | 3BA
Realty One of New Mexico
(505) 883-9400
NM Home Team
MLS # 887709
04/01 12PM-3PM, 04/02 12PM-3PM

■ **RIO RANCHO MID**
3529 LLANO VISTA LOOP NE
\$312,968 | 2684 SQ. FT. | 4BDR | 3BA
Pulte Homes of New Mexico
(505) 761-9606 | Wade Messenger
MLS # 874107
04/01 12:00PM-3:00PM, 04/02
12:00PM-3:00PM

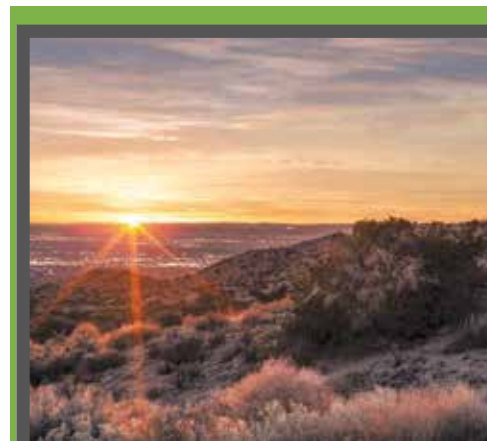
■ **RIO RANCHO MID**
415 PASEO ROJA PLACE NE
\$225,000 | 2227 SQ. FT. | 3BDR | 3BA
*Berkshire Hathaway HomeServices
Allstar, REALTORS(r)*
(505) 994-8585 | Desiree Cosby
MLS # 882143
04/01 10:00AM-12:00PM

■ **RIO RANCHO MID**
848 MESA ROJA TRAIL NE
\$547,184 | 4260 SQ. FT. | 5BDR | 4BA
Pulte Homes of New Mexico
(505) 761-9606
Wade Messenger
MLS # 883376
04/01 12PM-3PM, 04/02 12PM-3PM

■ **RIO RANCHO MID**
4109 LA COLORADA COURT SE
\$169,000 | 1850 SQ. FT. | 4BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Christina M Kloster
MLS # 884592
04/01 1:00PM-3:00PM

■ **RIO RANCHO MID**
401 VISTA ROJA PLACE NE
\$259,000 | 2510 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 892-1000
Diana S Costales
MLS # 885605
04/01 12PM-3PM, 04/02 1PM-4PM

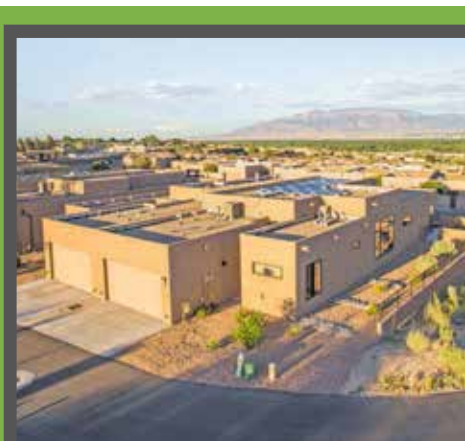
■ **RIO RANCHO MID**
536 7TH AVENUE NE
\$149,900 | 1300 SQ. FT. | 3BDR | 2BA
*Berkshire Hathaway HomeServices
Allstar, REALTORS(r)*
(505) 994-8585 | Anthony Biernacki
MLS # 887554
04/01 1PM-3:30PM, 04/02 1PM-3:30PM



**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



**50 WIND ROAD
ALBUQUERQUE, NM 87120**
\$389,000
LA LUZ DEL SOL

2 BED / 3 BATH / 2,196 SQ. FT.
MISSY ASHCRAFT
KELLER WILLIAMS
OFFICE: 505.271.8200 CELL: 505.362.6823

MLS# 874133



**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



**13D PLACITAS TRAILS
PLACITAS, NM 87043**
\$249,000
PLACITAS

2 BED / 2 BATH / 1,500 SQ. FT.
NANCY J ULLERY
EXP REALTY LLC
OFFICE: 505.554.3872 CELL: 505.440.9586

MLS# 883905

SOUTHWEST MLS OPEN HOUSES

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161 LISTINGS
LOW: 107K
HIGH: 1.395M

■ RIO RANCHO NORTH

3925 MOUNTAIN TRAIL LOOP NE
\$346,420 | 2815 SQ. FT. | 3BDR | 3BA
Pulte Homes of New Mexico
(505) 761-9606
Wade Messenger
MLS # 879801
04/01 12PM-3PM, 04/02 12PM-3PM

■ RIO RANCHO NORTH

2709 REDONDO SANTA FE NE
\$379,900 | 3206 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 897-1100
Joseph Maez
MLS # 884924
04/02 1:00PM-3:00PM

■ RIO RANCHO NORTH

7425 MACKENZIE DRIVE NE
\$159,900 | 1400 SQ. FT. | 3BDR | 2BA
One Stop Realty
(505) 881-0302
Karsten & Associates
MLS # 887636
04/02 2:00PM-4:00PM

■ RIO RANCHO SOUTH

2834 DELICIAS ROAD SE
\$329,487 | 2854 SQ. FT. | 4BDR | 3BA
Pulte Homes of New Mexico
(505) 761-9606
Wade Messenger
MLS # 859820
04/01 12PM-3PM, 04/02 12PM-3PM

■ RIO RANCHO SOUTH

2826 ARCE LANE SE
\$379,500 | 3538 SQ. FT. | 5BDR | 3BA
Skye's The Limit Realty
(505) 988-2034
Skye White
MLS # 882330
04/02 2:00PM-5:00PM

■ RIO RANCHO SOUTH

2822 CEDRO LANE SE
\$279,500 | 2281 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Edmund McGee
MLS # 882372
04/01 3PM-6PM, 04/02 1PM-6PM

■ RIO RANCHO SOUTH

1410 ALAMO SE
\$309,500 | 2304 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900
Christina Quintana
MLS # 885074
04/01 1PM-5PM, 04/02 1PM-5PM

■ RIO RANCHO SOUTH

3002 19TH AVENUE SE
\$219,900 | 1880 SQ. FT. | 3BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Dennis A Chavez
MLS # 885975
04/01 3:00PM-6:00PM

■ RIO RANCHO SOUTH

1208 WALSH STREET SE
\$210,000 | 2240 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 898-2700
Brian L. Fossa
MLS # 885977
04/01 10:00AM-12:00PM

■ RIO RANCHO SOUTH

1503 SANTOLINO DRIVE SE
\$310,000 | 3353 SQ. FT. | 5BDR | 3BA
Keller Williams Realty
(505) 897-1100
Deanna Dopslaf
MLS # 887728
04/01 11AM-1PM, 04/02 12PM-2PM

■ SAN JUAN

5604 VILLA VIEW DRIVE
\$279,900 | 2300 SQ. FT. | 4BDR | 3BA
Hardy & Company
(505) 629-0010
Stephen Hardy
MLS # 882059
04/01 12:00PM-2:00PM

■ SANDIA HEIGHTS

785 TRAMWAY LANE NE
\$199,900 | 1671 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
Greg Lobberegt
MLS # 887175
04/02 12:00PM-3:00PM

■ SOUTH 217

7 LAS LOMITAS COURT
\$269,500 | 1762 SQ. FT. | 3BDR | 2BA
Equity New Mexico
(505) 291-0050
Jeanne Perry
MLS # 886467
03/31 12:00PM-6:00PM

■ SOUTH 217

47 VALLEY ROAD
\$321,900 | 3110 SQ. FT. | 4BDR | 3BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300 | *Jennifer R Griego*
MLS # 886604
04/02 1:00PM-4:00PM

■ SOUTH OF I

19 ARMIN ROAD
\$250,000 | 2145 SQ. FT. | 2BDR | 2BA
Keller Williams Realty
(505) 271-8200
Leslie A Dannels
MLS # 887673
04/02 1:00PM-3:00PM

■ SOUTHEAST HEIGHTS

11915 POMPAÑO PLAGE SE
\$280,000 | 1753 SQ. FT. | 3BDR | 2BA
24K Real Estate Group, INC.
(505) 292-2424
Judith Campbell
MLS # 880276
04/02 1:00PM-3:00PM

■ SOUTHEAST HEIGHTS

513 WESTERN SKIES DRIVE SE
\$195,900 | 2198 SQ. FT. | 3BDR | 2BA
Re/Max Elite
(505) 798-1000
Jodi M Cramer
MLS # 887344
04/01 2:00PM-4:00PM

■ SOUTHWEST HEIGHTS

7901 BLUE AVENA AVENUE SW
\$137,000 | 1425 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Julie A Flores
MLS # 880498
04/02 1:00PM-3:00PM

■ SOUTHWEST HEIGHTS

1225 DEL MONTE TRAIL SW
\$154,900 | 1420 SQ. FT. | 3BDR | 2BA
One Stop Realty
(505) 881-0302
Karsten & Associates
MLS # 884279
04/02 2:00PM-4:00PM

■ SOUTHWEST HEIGHTS

7412 PURPLE CONE ROAD SW
\$131,000 | 1058 SQ. FT. | 3BDR | 2BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300 | *Ashley R Gonzales*
MLS # 886315
04/01 1PM-3:30PM, 04/02 1PM-3:30PM

■ SOUTHWEST HEIGHTS

7915 RAINWATER ROAD SW
\$234,900 | 2132 SQ. FT. | 4BDR | 3BA
Exit Realty Transformations
(505) 266-7100
Dawn A Chadwell
MLS # 886434
04/02 2:00PM-4:00PM

■ SOUTHWEST HEIGHTS

612 AVANTI STREET SW
\$225,000 | 1573 SQ. FT. | 3BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Mary Ann Campbell
MLS # 887586
04/02 11:00AM-2:00PM

■ UNM

733 WELLESLEY DRIVE NE
\$375,000 | 2496 SQ. FT. | 4BDR | 2BA
Coldwell Banker Legacy
(505) 828-1000
Susan L Beard
MLS # 881912
04/02 2:00PM-4:00PM

■ UNM

913 AVENIDA DEL SOL NE
\$595,000 | 3727 SQ. FT. | 4BDR | 4BA
Keller Williams Realty
(505) 271-8200
Myra C Herrmann
MLS # 883915
04/02 1:00AM-4:00PM

■ UNM

1321 LOBO PLAGE NE
\$295,000 | 1745 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 293-3700
Phyllis L Thorson
MLS # 886791
04/01 11PM-3PM, 04/02 12PM-4PM

■ UNM SOUTH

319 CARLISLE BOULEVARD SE
\$450,000 | 2431 SQ. FT. | 2BDR | 2BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Ann N C De Baca
MLS # 883726
04/02 1:00PM-3:00PM

■ UNM SOUTH

4937 BURTON AVENUE SE
\$249,000 | 1540 SQ. FT. | 4BDR | 2BA
Keller Williams Realty
(505) 271-8200
Derek E Robinson
MLS # 885984
04/02 1:00AM-4:00PM

■ UNM SOUTH

2737 HYDER AVENUE SE
\$315,000 | 1980 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
Team Venturi
MLS # 886423
04/02 2:00PM-4:00PM

■ UNM SOUTH

1900 RIDGECREST DRIVE SE
\$225,000 | 2032 SQ. FT. | 3BDR | 2BA
Re/Max Select
(505) 265-5111
Aaron Burnett
MLS # 887575
04/01 12:00PM-2:00PM

■ UPTOWN

2326 ESPANOLA STREET NE
\$189,500 | 1356 SQ. FT. | 4BDR | 2BA
Realty One of New Mexico
(505) 883-9400 | *Edmund McGee*
MLS # 876651
03/31 12PM-2PM, 04/01 1PM-4PM,
04/02 1PM-4PM

■ UPTOWN

2928 SOLANO DRIVE NE
\$174,500 | 1640 SQ. FT. | 3BDR | 2BA
Re/Max Advantage
(505) 452-1506
ROC Real Estate Partners
MLS # 883604
04/02 12:00PM-2:00PM

■ UPTOWN

1501 HENDOLA DRIVE NE
\$174,500 | 1830 SQ. FT. | 3BDR | 2BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300 | *Billiejo Markham*
MLS # 885108
04/01 11:00AM-1:00PM

■ UPTOWN

6809 KENTUCKY COURT NE
\$270,000 | 2012 SQ. FT. | 4BDR | 2BA
Keller Williams Realty
(505) 271-8200
Team Venturi
MLS # 885520
04/02 1:00PM-3:00PM

■ W LOS LUNAS

245 BLACK HAT AVENUE SW
\$195,000 | 2830 SQ. FT. | 5BDR | 3BA
Keller Williams Realty
(505) 271-8200
Team Venturi
MLS # 886703
04/02 11:00AM-3:00PM

■ ZUZAX, TIJERAS

123 ELITE DRIVE
\$559,000 | 3043 SQ. FT. | 4BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Marie-Claire Turner
MLS # 887101
04/02 1:30PM-4:00PM

**SANTA FE MLS
CONTINUED ON
PAGE 35**

SOUTHWEST MLS OPEN HOUSES

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10 LISTINGS
LOW: 321K
HIGH: 949K

■ **ELDORADO**
15 BALSA DRIVE
\$385,000 | 1828 SQ. FT. | 3BDR | 3BA
Sotheby's Int. RE/Grant
505-988-2533
Penelope Vasquez
MLS # 201701102
04/02 1:00PM-3:00PM

■ **HWY 285**
67 CIELO TRANQUILO COURT
\$887,000 | 4108 SQ. FT. | 3BDR | 4BA
Sotheby's Int. RE/Washington
505-988-8088
Lois Sury
MLS # 201601037
04/02 1:00PM-3:00PM

■ **HWY 285**
8 CAMINO SAN JORGE
\$529,900 | 2997 SQ. FT. | 3BDR | 2BA
Keller Williams
505-983-5151
Team Invest
MLS # 201605541
04/02 1:00PM-3:00PM

■ **NW QUADRANT**
4 CAMINO DEL CENTRO
\$489,000 | 2540 SQ. FT. | 3BDR | 2BA
Keller Williams
505-988-2428
Val Brier Group
MLS # 201700961
04/02 1:30PM-3:30PM

■ **RIO RANCHO**
2826 ARCE LANE SE
\$379,500 | 3538 SQ. FT. | 5BDR | 3BA
Skye's The Limit Realty
505-988-2034
Skye White
MLS # 201700198
04/02 2:00PM-5:00PM

■ **SE OF CITY LIMIT**
62 APACHE RIDGE RD.
\$460,000 | 1958 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
505-271-8200
Pablo Trujillo
MLS # 201700685
04/01 11:00AM-1:00PM

■ **SF CITY LIMIT SWS**
1943 CALLE MIQUELA
\$321,000 | 1850 SQ. FT. | 3BDR | 2BA
EXP Realty Santa Fe
505-466-5110
DeAnne Ottaway
MLS # 201700948
04/02 1:30PM-3:30PM

■ **SF CITY SE NORTH**
205 DELGADO ST.
\$949,000 | SQ. FT. | 1BDR | 1BA
Berkshire Hathaway HomeService
505-982-0330
Patrick Walker
MLS # 201605001
04/02 1:00PM-3:00PM

■ **SOUTH OF I**
13 LAS CABALLERAS
\$498,000 | 3787 SQ. FT. | 4BDR | 4BA
Berkshire Hathaway HomeService
505-982-0330
Carol Hamilton
MLS # 201604748
04/02 1:00PM-3:00PM

■ **TESUQUE AREA**
2 ROSANNA DRIVE (PARCEL 1)
\$499,950 | 2335 SQ. FT. | 3BDR | 2BA
EXP Realty Santa Fe
505-466-5110
DeAnne Ottaway
MLS # 201700356
04/02 12:00PM-4:00PM



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



4519 OXBOW NORTH TRAIL NW
ALBUQUERQUE, NM 87120
\$739,000
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