

Listings as of 06/27/2013

This just came on the market, but has potential to offer a lower price

<b>Active</b>	<b>MLS # 201303203</b>	<b>45 Centaurus Ranch</b>	<b>Santa Fe NM 87507</b>	<b>Listing Price: \$490,000</b>
Status Date: 6/24/2013	<b>County: Santa Fe</b>	<b>Unit #</b>		<b>Original Price: \$490,000</b>



**Class** RESIDENTIAL  
**Area** 25S- NW Quadrant-S  
**Bedrooms** 2 plus a study  
**Baths (FTH)** 3(1 1 1)  
**Year Built Display** Unknown  
**Tax Parcel** 910011230  
**DOM** 3

**Property Subtype** Single Family  
**Total Sq Ft** 2,321  
**Price/TotSF** \$211.12  
**Horses Allowed**  
**Lot Size Sq Ft** 6098  
**Lot Size Acres** 0.140

**Property Description**

Bank owned. Very nice with tile floors, granite counter tops, Viking Range. Views of the Jemez and large covered back patio with a kiva fireplace. Bank financing for qualified buyers.

**Directions To Property**

Av Aledea, Rt Cam Botanica, Lft Via Plaza Nueva, Rt Centaurus.

**Agent Only & Showing RMKS**

Tenant will vacate July 7th. Until then 24 hours notice - thereafter 24 hour notice will no longer be required.

**Legal Description**

PHASE 2B .17AC T17N R 9E S20 LOT 326 ALDEA DE SANTA FE

First listed in 2009 for \$629,900

**Listing Agent:**

**Listing Agen**

**Listing Agent 3:**

**Agreement Type:** Exclusive Right  
**Commission** Sub-Agency: 0%

**Commission Comments:**

**Listing Office:**

**Listing Off**

**Listing Office 3:**

**Listing Date:** 6/24/2013

**Expiration Date:** 12/4/2013

**Buyer Agency:**

**Transaction Broker:**

**Variable Rate:** Y

**Selling Price:**

**Selling Agent:**

**Selling Agent 2:**

**Financing:**

**Original Price:** \$490,000

**Selling Remarks:**

**Selling Date:**

**Selling Office:**

**Selling Office 2:**

**SP%LP:**

**Contract Date**

**Auction** No

**Short Sale** No

**Off Street Parking Spaces**

**Interior Steps** No

**Number of Fireplaces** Four or more

**Approx. Age** 6 - 10 Years

**Lot Dimensions**

**Listing Broker Is** Transaction Broker

**Fractional Ownership** No

**Owner NMREL** No

**Map Book** Horton 2011

**Bank Owned**

Yes

**Trade**

No

**Right Of First Refusal**

**Levels**

Single

**Fireplaces**

Yes

**Guest House**

No

**Apx Heatd SqFt-Tot Liv A**

2,001 - 2,500

**Lot Size Source**

Appraiser

**Builder**

**Subject To FIRPTA**

Yes

**Lead Based Paint Discl.**

No

**Owner Name**

**Map**

41, 1C



Presented By: Dianne McKenzie - Cell: (505) 603-9300

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 All information herein has not been verified and is not guaranteed.

**Zoning**  
**Horse Facility**  
**Horses Allowed**  
**ADA Compliant** No  
**Elementary** Gonzales  
**Junior High** Gonzales  
**High School** Capital  
**Taxes \$** \$3,390.97

**Main House Sq Ft** 2,321  
**Studio Sq Ft**  
**Guesthouse Sq Ft**  
**Other Heated Space Sq Ft**  
**Transfer Fees \$**  
**Estimated Future Tax Assessments, HOA & Other** Yes  
**Tax Year** 2012

**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  
**Garage Type** Attached  
**Style** Pueblo  
**Roof** Other - See Remarks  
**Construction** Frame  
**Floor** Carpet, Tile  
**Substructure** Slab  
**Heating** Gas, Radiant  
**Heat Distribution** Radiant  
**Cooling** None  
**Gas** Natural  
**Electric** Public  
**Sewage** City  
**Telephone** On-Site

**Water** City  
**Water Rights** No  
**High Speed Available** Cable  
**Appliances** Dishwasher  
**Showing Instructions** 24 Hour Notice, Call Listing Office  
**Terms** Cash, Conventional  
**Authority** Santa Fe County  
**Possession** Upon Funding  
**Extras** Cable TV

**GREEN FEATURES**

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

**Additional Photos**



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