

Eco Lifestyle And Home

Offering Real Estate & Lifestyle News For Albuquerque, Santa Fe, Taos Ski Valley & Beyond

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Trust

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Trust

We are all faced with a series of great opportunities brilliantly disguised as impossible situations.”

~Charles R. Swindoll

Real Estate News Pages 11,12,13,
14,15,16,17,18,19,20,21,23

Read about some of our favorite homes for sale in Albuquerque, Santa Fe & Taos Ski Valley. Each month we will feature real estate properties that we love and other pertinent real estate information.



“Zucchini, Carrot &
Cheddar Cheese
Dog Treats

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Monthly Newsletter Theme For April: Trust



“Believe it or not this is the life you signed up for, so make it work for you. Follow your path and realize that the difficult situations are the ones that make you better and provide you with a much richer and happier existence. Life is tough. No doubt. But when you can learn to trust in the process of your life and accept where it has brought you to, the rewards are always richly granted. Remember the universe always has your back. So, learn to trust the process of your life to bring you to where you need to be. There isn’t anywhere else to go. Enjoy the process.” ~Donnalynn Civello

I do not think I am a very trusting soul. I don’t have a deep sense of belief or “trust in the universe”. I do not know what my higher purpose is, or why I am here or what “trusting the universe” really means. I am not a person of “faith”. I understand what I have been able to accomplish, but I do not feel that there is divine guidance playing a part in my life.

I don’t feel that I am supported by “my guides” or “the universe”. I do not know who these guides are or where these guides reside. I must be deaf to their wisdom.

I do trust that I have the ability to keep evolving and surviving and persevering. I understand that life is a process of growing and evolving and learning through experiences. I do not have faith in some higher power, some mystical wisdom that is giving me opportunities and obstacles along the way, to help me grow. I do trust that I will make decisions and that I will have to live with the outcomes.

But what I do know now, is that by accepting what is, what has been, and what will be, causes me less suffering. I simply want to be happy: mentally and physically and to cultivate ease of well-being. I want to be competent, reliable, trustworthy, truthful, successful, kind and loving. It is a life process and by the time I really understand the answers to my searching, I probably won’t exist in physical form and most likely not care about the outcome. I don’t see my attitude as pessimistic, just realistic.

I used to keep this phrase written down in the glove box in my car: *“Remember, you are living on a trust fund”*, just to remind me that all I really needed to do, is put one foot in front of another and keep going.

Thank you for reading our newsletter. ~ Dianne McKenzie & Aeowyn, Cecilie Bodman and our content contributors.

Events Around New Mexico

1. Party in the Fireroom at Pueblo Harvest. Indian Pueblo Cultural Center

April 1,2,8,9,14 2016 6:00 PM - 9:30 PM
2401 12th Street NW, Albuquerque, 87104

Enjoy live music from Albuquerque's best bands in the fireroom at Pueblo Harvest Cafe. Savor all-you-can-eat horno baked pizza, local microbrews, drink specials and creative appetizers from an award-winning culinary team.

2. New Mexico Stars Indoor Football - Santa Ana Star Center

Saturdays, April 09,30, May 7,15,21 2016 11:30 AM - 10:00 PM 3001 Civic Center Circle, Rio Rancho,

The New Mexico Stars join a new league in 2016, The American Indoor Football (AIF). The AIF which expanded through the last months of 2015, brings the West Division to seven teams, ranging from New Mexico, Colorado, Texas, and now Louisiana.

3. Taos Shortz Film Fest

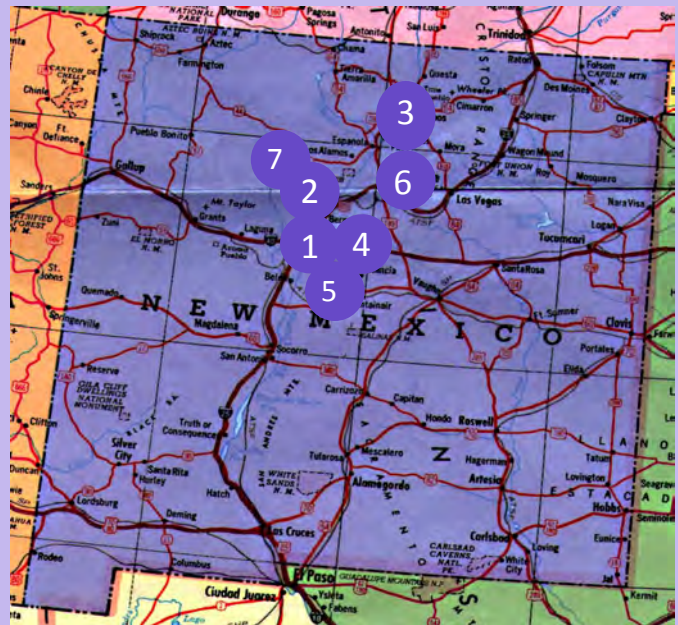
April 7 & 10, 2016 1:00 PM - 9:00 PM
133 Paseo del Pueblo N, Taos, 87571

Voted "one of the top 50 film festivals worth the entry fee" two years in a row by Movie Maker Magazine, Taos Shortz Film Fest is the only juried film fest in Taos, and the only Short Film Festival in a state where filming and film making have an astonishing economic impact to the Industry.

4. Fiestas de Albuquerque Albuquerque Convention & Visitors Bureau

Saturday, April 16, 2016 12:00 PM - 5:00 PM
Rio Grande Blvd. N.W. & Central Ave. N.W
Albuquerque

Featuring food, live music, dance, activities and more from five major eras of Albuquerque's history of Historic Old Town.



5. Isotopes Baseball Albuquerque Convention & Visitors Bureau

April 15,17,18,19,20, 2016 Time: TBD
1601 Avenida Cesar Chavez SE, Albuquerque

Come cheer on the Albuquerque Isotopes in their 2016 season. The Albuquerque Isotopes are the Triple-A affiliate of the Colorado Rockies.

6. Earth Day Celebration at The Chavez Center

April 18, 2015 10:00 AM - 2:00 PM
The Chavez Center, 3221 Rodeo Road, Santa Fe

The Earth Day Celebration includes solar art projects, free tree saplings, recycled art for kids, music, dance, leave-no-trace games and more. For more information contact [Lisa Gulotta](mailto:Lisa.Gulotta@chavezcenter.com) at (505) 955-4000 or visit www.chavezcenter.com

7. National Parks Week in Los Alamos

April 16,17,18,19,20, 24, 2016 Time: TBD

Come to Los Alamos during National Parks Week and get 3 National Parks for free: Bandelier National Monument, the Valles Caldera National Preserve and the new Manhattan Project National Historical Park!

Let's Take a Hike to Bandelier April 24 at 10 am! with Cecilie Bodman



Photo by Sally King

Lets take a hike April 24th at Bandelier. It is a free day! Save \$20 a carload. Meet at the visitor's center at Frijoles Canyon at 10 am and we can hike a few miles each way. Sorry, no dogs allowed this time.

“Bandelier National Monument protects over 33,000 acres of rugged but beautiful canyon and mesa country as well as evidence of a human presence here going back over 11,000 years. Petroglyphs, dwellings carved into the soft rock cliffs, and standing masonry walls pay tribute to the early days of a culture that still survives in the surrounding communities.”

Here is a link for more info and directions to the visitor's center.

<https://www.nps.gov/band/index.htm>

Cecilie Bodman
Equity NM Real Estate
Ready When You Are
www.ABQgold.com
505-250-1356



Life By The Numbers

- Cecilie Bodman

April 2016 Numerology is
Number 4

The month of April is the Number 4.

Wear Emerald, Green Turquoise and Jade!

Be conscious, productive and organized. Get your life in order and attend to the details. Use self-discipline and follow your schedule. Get up early and work on your projects, as the work you do today will be lasting. Love what you are doing.

Gems: Emerald, Jade, Malachite, Watermelon and Green Tourmaline.

Oils: Sandalwood, Bergamont, Rose and Neroli

Yoga Poses: Heart Openers, Cobra, Camel

Affirmation For March:

“Take the challenge! There is divine power in loving the work you do.”

Affirmation for the Month April

*“Why am I so confident
putting my trust in the
universe?”*

“Affirmations”, ask empowering questions that cause your mind to focus on what you REALLY want and what you HAVE, and stop focusing on what you don’t want and don’t have.





Creating Clarity Trust

by Lainie Grimmer

Trust: The concept saturates nearly every aspect of our daily lives, from our faith in governments and international relations to our relationships with family and friends.

Even our relationship with ourselves incorporates trust: *We know* when we trust something or someone, and we know when we don't. There are things we trust that we don't even think about: Night will be followed by day, spring by summer. The dishwasher will clean the dishes, Uncle Eddie will tell the same jokes at this summer's family reunion as he has at the last 37 get-togethers.

Our trust lives at both the physical and emotional levels. Neuroeconomist Dr. Paul J. Zak discovered oxytocin - a hormone and neurotransmitter - increases our natural tendency to trust others in the absence of threatening signals. In other words, we're wired to trust each other. Trust also has emotional ties: It's your ability to nurture faith, to believe in yourself and others. Built and maintained by many small actions over time, trust is like the glue that bonds us to each other. It strengthens our relationships and turns threads of connection into strong cables.

If you want to build trusting relationships with others - and yourself - begin by examining these five components of trust:

1. **Understanding** Before we trust someone, we typically ask ourselves: How likely is it that this person will understand me? When you endeavor to get to know someone, to see and accept her as who she is, you've taken the first step in building trust.
2. **Loyalty** Our lives don't always follow an easy path. When the going gets tough, you can strengthen trust by showing your heartfelt compassion and willingness to help. People trust those who care about the well being of others.
3. **Keep Agreements** To be trustworthy means delivering on your commitments. When you do what you say you will do, you're building trust. Always try to honor your word; if you can't, apologize and be certain it doesn't become a habit.
4. **Honesty** When you tell the truth as best you know it, you instill confidence in your integrity.
5. **Openness** Communicate clearly, frequently and openly. Keep talking about what matters. A 2009 study found that on average we need to hear a message three to five times before we believe it.

Nurture your faith, belief and trust in yourself and others. And when Uncle Eddie begins telling his jokes for the 38th time, trust that you will once again be able to conjure up a good belly laugh.

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Sarah Claudia Stout

Preparing Our Children For A Changing World

Trust

As a parent of a 7-year-old, I learned a huge lesson about trust. One day, on the way home from school, my young daughter and her 5th-grade neighbor visited the plaza and ate candy.

Fueled by both overwhelm as a single parent, and triple guilt and fear for having an unsupervised 7-year-old in the plaza, not affording the after-school program, and being a “bad” mother with a latch-key child, I was probably ballistic.

I felt I could no longer “trust” her.

It’s true - I couldn’t trust the temptation of hanging out in the plaza with a fifth grader and candy. Yes, we needed to talk, figure out consequences, and to work out a new after-school plan.

I then realized that I could trust that she was still the same lovely child, who generally went to bed and got ready for school on time, did her homework, and had a beautiful heart.

As parents, we learn to separate a behavior from who the child is. Yet, as humans, we can forget. It’s easy to jump to conclusions that stereotype the other’s total being. We can also forget to trust life. We hear and see it daily.

I learned so much that continues to impact the way I look at trust:



- **Take time to check-in** - When I am honest to myself about feelings, I can avoid jumping to global negative conclusions. Feeling “right” is a sign I need to look inside myself and find what in me is being triggered.
- **Clearly communicate needs and boundaries** - When I sort out what part I don’t trust, I can discern what I need to communicate.
- **Remember what I can trust** – I trust the beauty of nature, the rising and setting of the sun, and the seed of humanity, that desires to be heard and understood, and wants to do well and experience love.

I can ultimately trust in life. It will continue to be my teacher. I will continue to learn from it, and with that celebrate it.

Sarah Claudie Stout

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NERIUM™

I N T E R N A T I O N A L

Nerium offers exclusive products, with age-defying ingredients that you can't find anywhere else. This leads to unprecedented results. We observe the best of nature to find cosmetic skin-care applications and supplements that mimic natural age-fighting mechanisms. Our nature-based approach provides innovative solutions that produce exceptional results.

While we incorporate a number of tried and true ingredients into our formulas, we don't stop there. We search out ingredients developed and tested by the top universities and scientific labs in the world. This allows us to work with patented, exclusive ingredients that no other company can use or duplicate.

Unlike most skincare products, which contain a water-based foundation, Nerium formulations are created with Aloe Leaf Juice, a highly emollient and nutrient-rich source of moisture and hydration. Extracted from the leaves of the Aloe Vera plant, this powerful juice contains many beneficial properties to keep the skin healthy.



Give Yourself the Gift of Younger Looking Skin

By Pam Scotty, Director, Independent Brand Partner, Nerium International

I have personally been using Nerium AD night cream for the past 3 months. I notice much smaller pores, my skin feels and looks great, and I LOVE that it's only 1 product...no more eye cream, wrinkle cream, night cream, it's all in one and completely effective! Ask me to try the 5-day sample and see for yourself! Then ask me about the 3UR-Free program to get your Nerium AD for FREE!

Contact Pam Scotty or visit the website to find out how you can benefit and transform your life:

<http://freelexus.nerium.com> Email: info@GatewayMarketingllc.com





CENTER FOR CANINE BEHAVIOR STUDIES

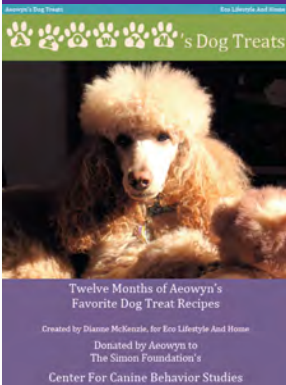
The Center for Canine Behavior Studies

If you love dogs like we do, we are asking you to visit the Canine Center For Behavior Studies. The Study's two investigators, Dr. Dodman at Tufts Cummings and Dr. Serpell at UPenn are recognized as two of the world's leading animal behaviorists. They believe the results of their Study—among many things—will help reduce the annually killing of up to 1.5 million dogs a year—in *the US alone*.

Let's Get Cooking:

If you would like to receive Aeowyn's Canine Treat Recipe Portfolio (electronic version, so you, too, can pass on the love!) contact Dianne, Aeowyn's guardian.

That's 12 months of treat recipes with techniques, tips, ingredients, photographs & more.



If you wish to receive Aeowyn's Dog Treat Recipe Booklet, just email Dianne & she will email you a copy for free!

Dianne@RealEstatePropertiesSantaFe.com

Any dog owner in the world can participate in the on-line Animal Ownership Interaction Study by anonymously completing an initial survey of about 93 questions. Every six months Study participants may be asked to answer additional questions. The Study will run for two years.

A final goal of the Study will be to publish the findings in high impact scientific journals, particularly the ones that support open-access publishing, such as PLoS One and Preventive Veterinary Medicine, and to disseminate globally their findings to animal welfare organizations, veterinarians, and animal professionals in training and behavior.

We hope you will join like-minded citizen scientist volunteer dog owners from around the world and participate in the Animal Ownership Interaction Study.

Participation is free but requires you to register for membership at the Center for Canine Behavior Studies: <http://CenterForCanineBehaviorStudies.org>

eat healthy



The theme for this month is trust.... And I want to talk about a personal journey about trusting myself and food.



I just recently achieved my goal of going from a size 24 to a size 12 in one year. It is a big accomplishment but a majority of it came from trust, exercise, and a feeling of self-worth. I have always been the heavy friend, the jolly chef, the person who is beautiful on the inside. And I thought that was who I was. But, really, I was letting other people define who I was by my weight. It took an enormous amount of trust to take me to a new level of health and physical appearance.

I am a chef. My passion for food can border on obsession. I love everything about the culinary world. But, I didn't always take care of myself through eating, as is the way with many in the food industry. I would let my workload and long hours drive me to eating junk and fast food. I told myself it was out of necessity. In reality I was not trusting that I could get something healthier and wholesome to eat later. I would make lavish meals for others but would not put forth even a little bit of effort for myself. And I also did not



trust myself when eating. I have always been a binge eater which was linked heavily to a feeling of self-loathing.

I had to find trust in my body. I had to realize when I was satisfied and stop there. If I waited for 20 minutes after my last bite and found myself wanting more I would eat it. But guess what? That rarely ever happened. I still eat everything I want, because if I went on a restrictive diet and denied myself I knew I would binge. And I had to trust that I was truly worth the effort of healthy decisions. If I was hungry and looking towards a fast food restaurant I would look inside and remind myself that I was not going to perish without food that second. That I was worth the extra effort to find something that truly nourished me and made me feel good mentally and physically. I had to find the trust in both myself and food.



Kate Wheeler, owner/operator - Savory Spice Shop is your local destination for over 400 spices & seasonings. Also offering cooking classes and private events.

Savory Spice Shop in Santa Fe

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by Francis Phillips

It's time to buy a house, Millennials!

The recession hit just when you were graduating from high school or college, and you couldn't afford a place of your own, even with a roommate. So you moved home. You love your parents, and they've been great, but the time has come to move out.

The Urban Land Institute tracks and projects trends in real estate, including household formations (people moving out and forming their own independent living units). In their report *Emerging Trends in Real Estate 2016*¹, they project that household formation will increase by almost 5 percent over the next 3 years. This will take us up to the pre-recession growth level of about 1.2 million new households a year.

You may be ready to create one of those new households. You may be thinking that you can't afford to buy a home but should rent instead. Is that true? Let's look at some factors you should take into account as you make your decision.

Rents are still increasing. In January, the *Wall Street Journal* reported that in 2015, rents increased faster than at any time since 2007.² Dallas-based Axiometrics, a company that focuses on apartment rental data, reported that the 4.7 percent increase in rent in Q4 2015 was the highest Q4 increase since 2005.³ Great news if you're a landlord – not so good if you're a renter.

There continue to be advantages to owning a home. Let's review some of them now, with the assistance of The Joint Center for Housing Studies at Harvard University. In their 2013 paper *The Dream Lives On: The Future of Homeownership in America*⁴, Eric Belsky makes 5 strong arguments for owning rather than renting. These points are as valid today as there were 3 years ago.

1. Housing is a leveraged investment, typically the only one available for most people. Belsky puts it this way: *Even a hefty 20 percent down payment results in a leverage factor of five so that every percentage point rise in the value of the home is a 5 percent return on their equity. With many buyers putting 10 percent or less down, their leverage factor is 10 or more.*
2. You're paying for housing if you own or rent. If you rent, you're paying someone else's mortgage and reaping none of the rewards.
3. Owning is a form of "forced savings." Most home loan payments are a combination of principal and interest. Paying that principal means you are increasing the equity you have in your home, so your share the ownership increases over time.
4. Owning brings tax benefits. Consult your tax advisor on this, but generally a homeowner can deduct mortgage interest and property taxes from their income. If you realize capital gains when you sell, you can exclude a portion of them from your taxes.
5. Homeownership is a hedge against inflation. When both rents and home prices are on the rise – and that's the current trend – owning with a fixed-rate loan means that the primary housing costs that will change are property taxes and insurance.

Continued on next page »

« Continued from previous page

There are some terrific loans and options available for first-time homebuyers and buyers who haven't been able to save a lot for a down payment. Consider these: 1. Low down payment programs, with loans requiring as little as 3 percent down – or nothing if you are a Veteran qualifying for a VA loan; 2. Down payment assistance programs for lower income buyers from groups like the Housing Trust; 3. Gift money from family or friends; 4. A willing family member or friend who will co-sign your loan.

Still not convinced? Consider these myths and truths. *Myth:* You need a big down payment. *Truth:* There are many loan programs with low down payment requirements. *Myth:* Mortgage payments are always higher than monthly rent payments. *Truth:* They can be comparable or even lower for a similar property. *Myth:* It's not a good time to buy. *Truth:* There are great opportunities, and a qualified Realtor can help you find them. If you are thinking about buying, here's a rule of thumb: For every \$100,000 you borrow, you can expect to pay about \$450 - \$500 a month (at current rates), plus property taxes and insurance.

There's only one way to find out if you can buy. Get pre-approved by a licensed mortgage lender. It won't cost you anything but time, and the rewards may be greater than you imagine. Don't rent when you could own and build wealth, especially while rates continue to be at historic lows!



¹<http://uli.org/wp-content/uploads/ULI-Documents/Emerging-Trends-in-Real-Estate-United-States-and-Canada-2016.pdf>

²<http://www.wsj.com/articles/u-s-apartment-rents-rose-the-most-last-year-since-recession-survey-says-1452054600>

³<http://www.axiometrics.com/company/pressreleases/axiometrics-initial-report-finds-apartment-market-generates-highest-year-end-annual-effective-rent-growth-since-2005>

⁴http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/w13-1_belsky_0.pdf

Francis Phillips, NMLS #193642, is Senior Mortgage Loan Originator with First Choice Loan Services Inc. in Santa Fe. He has served as director of business development for national mortgage companies. He and his mortgage partners have funded and built three homes for Santa Fe Habitat for Humanity. Contact him at fphillips@fcbmtg.com or 505.982.3400.



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Cultivating The Spirit of Taos Ski Valley Real Estate Properties

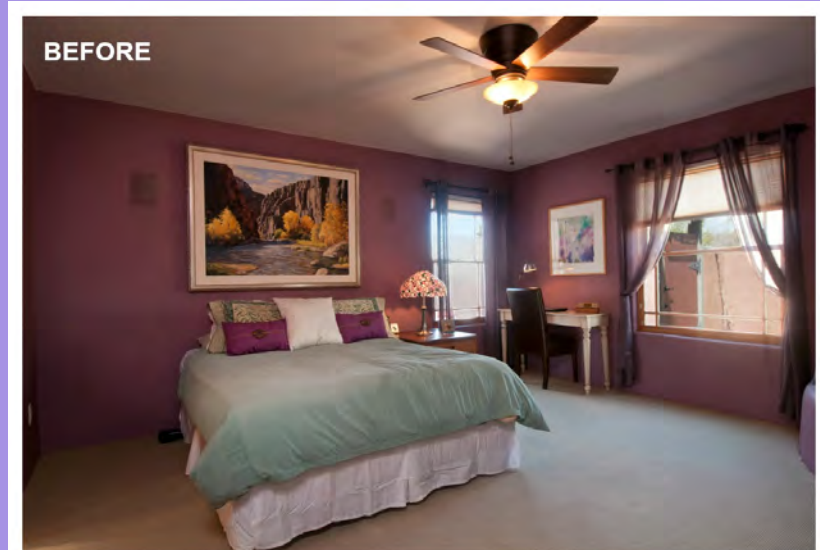
Home Staging + Design with Debbie DeMarais

Home Preparation for Selling

Neglecting those “little fix-its” homeowners tend to live with such as dirty walls and switch plates, soiled carpets, corroded faucets, scuffed wallboards and cabinets can become HUGE red flags if not addressed when selling a home and could cost more money in the long run.

Selling a home should reflect a “move-in ready” appearance if “top dollar” for the property and a “quick sale” are anticipated. If a home is not move-in ready, buyers will look at other homes, the undesirable home will sit on the market for much longer than necessary, price reductions will be requested, plus the seller can lose money every month it is listed.

In our example, the homeowner insisted on keeping the deep eggplant walls in the bedroom and not preparing her house for sale. Concerned from the unfavorable results she received, she asked for help. With our recommendations she fixed minor details, added neutral paint colors on the walls, plus staged the home, and buyers fell in love! They were able to appreciate the many features of the home, rather than fearing the eggplant walls and other “fix-it” areas. Within two weeks the home was under contract.



Trust in the process when preparing your home for sale and ask for help from professionals to get top results for your listing. Taking the time to do the work before putting your home on the market will save money, stress and time. As they say a little effort on the front end, pays off in the long run!

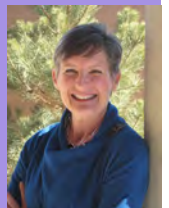
Debbie DeMarais, HSR Certified Home Stager, ASID, Allied Member

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Monthly Market Report Albuquerque

GAAR GREEN SHEET February 2016



A condensed overview of the monthly statistical highlights.

Active Listings

Detached: 3,108
Attached: 318

🕒 One year ago
Detached: 3,665
Attached: 362

% Change (Detached)
-15.2%

Pending Listings

Detached: 1,061
Attached: 102

🕒 One year ago
Detached: 921
Attached: 78

% Change (Detached)
15.2%

Closed Listings

Detached: 638
Attached: 80

🕒 One year ago
Detached: 554
Attached: 50

% Change (Detached)
15.16%

Average Sale \$

Detached: \$212,172
Attached: \$133,603

🕒 One year ago
Detached: \$199,196
Attached: \$144,760

% Change (Detached)
6.51%

New Listings

Detached: 1,371
Attached: 152

🕒 One year ago
Detached: 1,221
Attached: 126

% Change (Detached)
12.29%

Days on Market

(Average)

Detached: 70
Attached: 64

🕒 One year ago
Detached: 73
Attached: 76

% Change (Detached)
-4.11%

Sales Volume

(in Millions)

Detached: \$135.3
Attached: \$10.6

🕒 One year ago
Detached: \$110.4
Attached: \$7.2

% Change (Detached)
22.55%

Median Sale \$

Detached: \$178,000
Attached: \$131,450

🕒 One year ago
Detached: \$169,000
Attached: \$141,500

% Change (Detached)
5.33%

Closed Sales by Market Area

MLS Area	City/County	2014	2015	2016	% Change
Areas 10 - 121	Albuquerque	348	378	439	16.14%
Area 130	Corrales	5	4	4	0.00%
Areas 140 - 162	Rio Rancho	108	92	110	19.57%
Area 170	Bernalillo	1	6	6	0.00%
Area 180	Placitas	8	3	5	66.67%
Areas 210 - 293	East Mtns. / Estancia	34	24	30	25%
Areas 690 - 760	Valencia County	46	47	44	-6.38%

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed. The SWMLS market areas include: City of Albuquerque, Corrales, Placitas, Rio Rancho, Bernalillo, East Mountains/Estancia Basin and most of Valencia County. The Green Sheet contains the same information reported on the full monthly report.

Albuquerque Real Estate News with Cecilie Bodman

Featured Listings in Albuquerque Area

6 Calle Cobre Placitas, NM 87043 MLS# 848856 \$490,000

Single Family 3,096 sqft | 4 Bedrooms/ 3 Baths | 2 garage spaces | 2 Stories | Price per sqft: \$158.27



Especially Lovely, Spacious Southwestern Home W/3 or 4 Bedrooms, Office Space, Studio, Exposed Adobe, Kiva Fireplaces. Dramatic Views Of Sandias, Cabezon, Jemez Mtns, Mesas, & City Lights. Just 12 Minutes And 12 Miles From Abq, But A Different World. Country Kitchen with custom cabinets, island and bar. Greatroom Design, Super For Entertaining. 2nd Master Up. Saltillo Tile/Vigas/Split Cedar Latillas/Kiva Fireplaces, Custom Cabinets through out home, 10ft Ceilings, Views From Every Room. Passive Solar Orientation. Wondrous Outdoor Spaces, Courtyards. Two Car Garage With Storage/Workrooms. Room For Horses. Mature Landscaping provides Shade, Color & Privacy. Close to Rail Runner and 30 mins from Santa Fe.

This home has interesting Native American historical information. It has been said to have high frequency geological zones also called " sacred" areas and the high frequency of the Sandia Mountain Triangle. Great location for those who meditate and do sound healing or Matrix Energetics or similar newer methods.



Deals of the Decade:

I specialize in helping clients increase their wealth through Real Estate. I invest in real estate and have rental properties that create cash flow. I always find "deals of the decade" which are three bedroom, two bath, two car garage in great school districts you can rent for more then the mortgage.

All are priced under the market and could be rented for the mortgage payment and more. I may be able to write agreements on many of the homes with the owner paying the down payments and/or most of the closing costs. I would love to empower you to make educated decisions on your investments. Interest rates are still at historic lows!



Find out
what your
homes is
worth! Call
me.

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Cell: 505-250-1356
Email: abqgold@ymail.com
Web: <http://abqgold.com>

For Sale: 501 Rio Grande, #E5

MLS#201601039 \$310,000

Santa Fe Report

Real Estate News from Dianne McKenzie

Quintessential Santa Fe Lifestyle Condo – Downtown Santa Fe



This quintessential Santa Fe lifestyle condo is located in the very desirable and quiet Pueblo del Rosario community, with pool, sauna, hot tub and clubhouse. Coveted in-town living is within walking distance to downtown. This end unit condo in a duplex building is adjacent to open space, has 2 levels, 2 bedrooms, 2 bathrooms, high-beamed ceilings, kiva fireplace and wet bar for entertaining. Complete with brick floors, charming tile countertops, central air conditioning with

private 1 car garage. The upstairs covered balcony captures views of the New Mexico sky and includes 2 outdoor living spaces for al fresco dining with mature garden landscaping. Along the tree-lined side of the condo, the open dining/living room is the central gathering area, complete with fireplace for entertaining.

The staircase has natural light from two skylights & leads to the upstairs two bedrooms. The bedrooms are filled with light & spacious closets. The south facing bedroom sanctuary offers a sitting area balcony with mountain views to the south & west proclaiming iconic sunsets. There are double sinks in the master bathroom, & a walk-in closet. The outdoor flagstone patio features easy maintenance landscaped garden area.

All appliances including refrigerator, washer, dryer, range, microwave, dishwasher are included. With forced-air heat & air-conditioned cooling throughout, you will be comfortable all year long.



Aldea SOLD: Lot 15 Camino Barranca

Santa Fe Report - Aldea

Real Estate News from Dianne McKenzie

Representing the Buyers!



Lot SOLD, custom home design and construction.

We are pleased to announce the sale of 15 Camino Barranca Lot in Aldea. The Buyers have hired John Halley, of Comet Studios, to design their new home and they have hired Aldea builder, Jim Salopek to build it. This is a wonderful group effort with realtor, design & build team and, of course a very special client.

Now under construction!!!



Jim Salopek, M 43 LLC,
Fine Home Building
Cell: 505.660.8801

Thirty five years of residential and commercial property development, construction management and renewable energy experience. This includes all aspects of a major homebuilding company: lot development, building construction, sales, customer service, office administration and renewable energy installations. **Web:** m43finehomebuilding.com



Comet Studios specializes in providing environmentally conscious planning, design & development services for a wide variety of sustainable project types – from small cabins to custom homes, custom estates, mixed-use commercial projects, land development projects, real estate developments and eco-communities.

Contact John Halley for a free consultation:

Web: CometStudios.com | **Cell:** 505.231.1454 | **Email:** comet@CometStudios.com
Studio: 17 Plaza Nueva, Santa Fe, New Mexico 87507

2016 Aldea Stats: Sold, Pending & Listed

Sold: 8 Homes, DOM 98, 8 Lots, DOM 339

Pending: 5 Homes, 1 Lots

Listed: 6 Homes, avg \$566,960, 8 Lots

Santa Fe Report - Aldea

Real Estate News from Dianne McKenzie

The market has been slow, typical for this time of year. The inventory in Aldea is very low right now with only 6 homes on the market. There are 5 homes pending and 1 lot pending. Prices have not risen with an average days on the market around 98 for homes.

Townhouses sell fairly quickly and are in demand, as many buyers want a smaller, less expensive property for a second home. Rentals are few and far between and often rent within hours of being listed.

I just sold 15 Calle Amistosa. A 3 bedroom townhouse with roof deck views to the east Santa Fe mountains! This townhouse is an end unit and in very good condition, closing at \$349,500. I also have a listing for a Santa Fe condo, now under contract in just 11 days on the market!



I get inquiries every day from people who stop in the office on Aldea Plaza. If you are thinking of listing your Aldea property, why not list it with a realtor who will **market** the property, not just list it in the MLS? By actively marketing your property, the property gets the most exposure to other realtors and to the general public through online blogging, email campaigns & the typical MLS exposure. I have a track record for selling properties in the shortest amount of time. Contact me to discuss your property needs today!

LISTING COUNT:		DAYS ON MARKET:				HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
TOTAL	HIGH	LOW	AVG	MED	LIST PRICE:	\$658,000	\$362,900	\$572,300	\$594,000	\$3,433,800
6	271	1	98	44	SOLD PRICE:	\$0	\$0	\$0	\$0	\$0

LISTING PRINT OUT

Address	Price	Original Price	TotSF	\$/TotSF	BD	BA(FTH)	Levels	Intersteps	Type	MLS #	DOM	Stat Date	Bank Owned	Short Sale	Photo
6 ARROYO PRIVADO	\$362,900	\$362,900	1,567	\$231.59	3	2(1 1 0)	Split or Tri-Le	Yes	Single Family	201600587	48	2/19/2016	No	No	
1 Calle Siete Casas	\$575,000	\$599,900	2,855	\$201.40	3	3(3 0 0)	Single	No	Single Family	201504291	197	9/16/2015	No	No	
25 Vista Precioso	\$589,000	\$589,000	2,850	\$206.67	4	3(3 0 0)	Two Story	Yes	Single Family	201600679	33	2/26/2016	No	No	
138 Avenida Frijoles	\$599,000	\$599,000	2,494	\$240.18	3	3(2 0 1)	Single	Yes	Single Family	201601202	1	3/29/2016	No	No	
7 Calle Vista	\$649,900	\$649,900	2,700	\$240.70	4	3(2 0 1)	Single	No	Single Family	201600586	40	2/19/2016	No	No	
37 Camino Botanica	\$658,000	\$670,000	3,279	\$200.67	3	2(2 0 0)	Single	No	Single Family	201503001	271	3/16/2016	No	No	

2016 Las Campanas Stats: Sold, Pending & Listed

Sold: 16 Homes, DOM 203, 1 Lots, DOM 32

Pending: 10 Homes, 5 Lots

Listed: 58 Homes, avg \$1,320,393, 56 Lots, avg \$97,965

Las Campanas Report: Homes & Lots



There are currently 58 homes for sale in Las Campanas. There are currently 21 Homes under \$1,000,000 in Las Campanas. There are currently 37 Homes over \$1,000,000 in Las Campanas.

There are currently 56 Lots for sale in Las Campanas. There are currently 36 Lots under \$100,000 in Las Campanas.

There are currently 20 Lots over \$100,000 in Las Campanas. View one photo per property. For additional photos or a tour call: 505.603.9300.

The total number of lots sold in Las Campanas doubled in 2014 compared to 2012 – from 22 to 47.

- Average Lot prices increased 30% during the same time period: from \$73,000 in 2012 to \$95,000 in 2014.
- Last year, 62 resale homes were sold in Las Campanas. So far this year, 54 have sold and another 11 are pending – total will be 65 -- and the year isn't over yet!
- 28 new homes are currently under construction in Las Campanas.
- Spec builders are investing once again in Las Campanas – and many are selling their homes before they completed!

To keep the momentum high in Las Campanas, the developer is offering these incentives on developer-owned Homesites:

- On homesites over \$100,000: a full-equity golf or social membership at the Club at Las Campanas, which can be activated at closing, or taken as an option for up to 2-years while you build your dream home.
- On homesites under \$100,000: a \$5,000 credit at the La Fonda Hotel for rooms, food and beverage, gift shop, and/or any services offered by the hotel.

Call me, Dianne, 505.603.9300, for a tour of Lots & Homes in Las Campanas.

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Over 4.1 billion text messages are sent each day in the U.S. alone. Apples App Store surpassed over 40 billion app installs with over 20 billion earlier this year**. Googles Play Store has over 1.5 billion app installs every 30 days*.

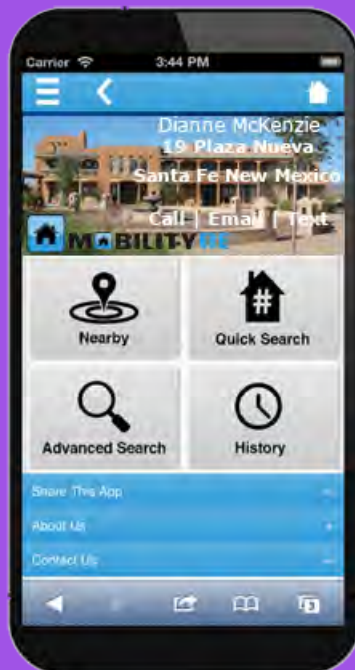
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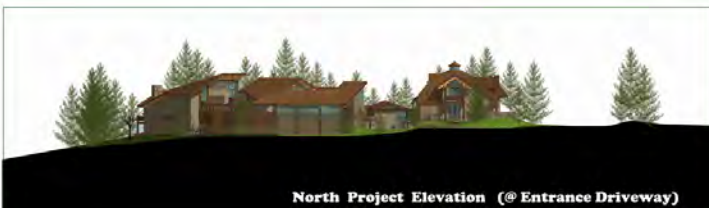
E1659

To: **32323**



MOBILITYRE is a cutting edge mobile and tablet technology firm started by real estate professionals and run by real estate professionals. The **MOBILITYRE** platform is unlike any other mobile platform in the market today – a mobile and tablet platform delivered as a service that helps buyers and sellers transform the way they utilize technology to buy or sell real estate.

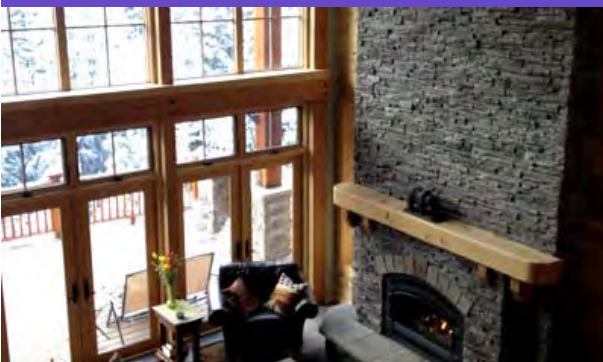
Taos Ski Valley Report



Comet Studios Architectural Rendering and Design © Kachina Mountain Lodge - Lot 6 © 2015 Comet Studios. All Rights Reserved. N & E Exterior Elevations

Comet Studios Architectural Rendering and Design © Kachina Mountain Lodge - Lot 6 © 2015 Comet Studios. All Rights Reserved. S & W Exterior Elevations

The Kachina Mountain Lodge project is now fully approved and entitled for development. This is the only available project of its kind in Taos Ski Valley. Eight premiere home sites are now available for sale and construction. Don't miss this rare opportunity to own a luxury wilderness home your family will treasure for generations! <http://KachinaMountainLodge.com>. Please call John Halley, developer, for detail information, maps, home site information, floor plans etc: 505.231.1454



A E O W Y N's Dog Treats



Zucchini Carrot & Cheddar Cheese Dog Treats

Ingredients:

- 2 cups flour (you can use any flour)
- 1 cup rolled oats (uncooked)
- 1 cup wheat germ
- 1 cup flax seed meal
- ½ cup hemp seeds
- 1 cup of zucchini grated
- 1 cup of carrot grated
- 1 cup grated cheddar cheese
- 1 can, (15 oz) pumpkin (not pie filling)
- ½ - ¾ cup water

This recipe works well if rolled out as thin as possible.

*Parchment paper for rolling out the dough, Pizza cutter, Ruler for cutting straight lines & a dog to snoopervise.

Method:

1. Preheat oven to 350° F.
2. Place the wet ingredients, pumpkin, grated zucchini, grated carrots, & shredded cheddar cheese in a bowl. Stir until thoroughly combined. Place the dry ingredients in a bowl & mix. Combine wet & dry ingredients. Add water as needed to combine the ingredients. Divide into 4 balls.
3. Roll out dough ball between parchment paper to 1/8" -1/16" thickness in rectangular shape to fit baking sheet. Discard top parchment paper. Transfer rectangular dough with the bottom parchment paper to baking sheet. Use pizza cutter to cut dough in parallel strips to create a checkerboard of 1" squares. Use a ruler to help cut straight lines.
4. Bake 30-45 minutes until no longer moist. Remove from oven and place upside down to remove parchment paper while hot.

"The parchment paper makes the rolling easy, with no mess & cutting the crisps with the pizza cutter is super fast. You can keep them up to 1 week at room temperature in an airtight container or in the refrigerator for up to 4 weeks. You can also freeze them! I love these crisps because they are thin & I get to eat more. More is always better than less. After all, more is more!!!!" – Aeowyn





Free Reports

Free Information Request Form

Please complete the box below and place check marks next to the free reports and information you'd like to receive.

Send us your request:

Dianne McKenzie, Call: **505-603-9300**
17 Plaza Nueva – on Aldea Plaza Santa Fe, NM 87507
Email: Dianne@RealEstatePropertiesSantaFe.com

Cecilie Bodman, Call: **505-250-1356**
Email: ABQGold@ymail.com

Free Reports

- Protect Your Home From Burglars
- Five Deadly Mistakes Home Sellers Make
- Making The Move Easy On The Kids
- How Sellers Price Their Homes
- How To Stop Wasting Money On Rent
- How To Sell Your House For The Most Money In The Shortest Possible Time
- The 10 Dumbest Mistakes Smart People Make When Buying Or Selling A Home

Free Information

- Send me information about your free, no-obligation HomeFinder service.
- Send me the special computer report showing the features and sale prices of up to 15 of the most recent home sales near the following address:

_____, City: _____ or in
the _____ area.

- Please let me know the listing price and features of the home at the following address:

_____ City _____.

- Please let me know the selling price of the home at the following address:

_____ City _____.

- Please call me to arrange a free, no-obligation market valuation on my house.

Our Real Estate Team

As real estate consultants, we are 100% focused on consulting, marketing properties, negotiating, & overseeing the transactional details for our clients. We are committed to making the home buying / home selling experience the best it can possibly be. Our purpose is making sure our clients are so outrageously happy with the help we provide that they gladly introduce us to the people they care about, not because they feel obligated but because they truly believe they will benefit.



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 Associate Broker
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 Office: 505.291.0050
 eFax: 1-888-877-1356
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www.KachinaMountainRealEstate.com



Apricot Standard Poodle
& Service Dog

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