

Eco Lifestyle And Home

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

Inside This June 2016 Edition:

Encourage

❖ Our Monthly Newsletter Editorial	2
❖ Events Around New Mexico	3
❖ June Numerology	4
❖ Affirmation for June	4
❖ Creating Clarity in Your Life	5
❖ Well-Being Sarah Claudia Stout	6
❖ Nerium with Pam Scotty	7
❖ Center For Canine Behavior Studies	8
❖ Savory Spice of Santa Fe	9
❖ Mortgage News: Francis Phillips	10-11
❖ Interior Design & Home Staging	12
❖ Real Estate Market Report	13
❖ Albuquerque Real Estate	14-15
❖ Santa Fe Real Estate	16-19
❖ Home Selling Tips: Go Mobile	20
❖ Taos Ski Valley Real Estate	21
❖ Aeowyn's Dog Treats	22
❖ Free Reports	23
❖ Contact Us	24



Encourage

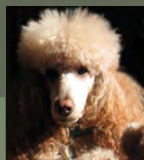
Real Estate News Pages 10,11,12,13,
14,15,16,17,18,19,20,21,23,24

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.



**"Banana Peanut
Butter
Dog Treats"**

22



*To help & inspire with
hope, courage, or
confidence.*

Monthly Newsletter Theme For June: Encourage



We all need encouragement along our journey. I have been blessed to have lots of encouragement over the years. Almost daily I hear from a client how happy they are in their new home, or how happy they are that I sold their home in record time. I feel very encouraged by my clients, past & present.

Recently a client of mine from the 1990's sent an email thanking me for the tapestry I wove for them many years ago. Over the years the artwork has given my client much joy and she reached out to me just to let me know how much the tapestry plays a part in her daily life.

For my birthday, my sister sent me a juicer to help me on my journey to good health. Her encouragement and friendship throughout the years has been a major contribution in my life.

My husband is another source of encouragement for me. He has stood by me through my recent knee replacement, to getting my real estate license to now getting my qualifying broker license and through many other events.

My colleagues have encouraged me these past few years to keep on going when starting out on this real estate profession after a very hard recession.

Years back I received lots of encouragement from my students when I was touring, lecturing and teaching web design at conferences and corporations around the country. In my early childhood I was encouraged to be creative and independent.

Encouraging others starts a ripple effect, that we do not even know how it will impact our or their lives. Recently, I attended my nephew's graduation from law school. A real accomplishment for my nephew and my sister as well. He was encouraged from before he was birthed, that he had greatness ahead of him and that the world needed wonderful men to do good things.

All these and many more significant and insignificant encouragements shape one's life.

Encouraging others has a deep impact that often takes years to see the total effects. We all need more encouragement and to encourage others to shine. When we encourage ourselves and others, we can set goals that can be attainable.

I encourage you all to set goals, visualize your future, and live your passion. The world needs more of us to dream.

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

Events Around New Mexico

1. Winemaker Birthday Bash, TWO New Releases and a Fresh Oyster Bar Gruet Winery of New Mexcio

Saturday, June 04, 2016 1:00 PM - 6:00 PM
8400 Pan American Freeway NE, Albuquerque

Come join our beloved winemaker, Laurent Gruet for an all-out birthday bash. He's decided to celebrate by releasing not one, but two NEW wines!

2. 7th Annual Corrales Garden Tour Village of Corrales

Sunday, June 05, 2016 9:00 AM - 4:00 PM
Corrales Road Corrales, 87048

You will want to see the all new and amazing gardens in Corrales during our 7th Annual Corrales Garden Tour.

3. Santa Fe Greek Festival 2016 Santa Fe Convention Center

Saturday & Sunday, June 11-12, 2016 All day event
201 W Marcy Street, Santa Fe, 87501

2016 Santa Fe Greek Festival. Authentic Greek Food, Dancing, Live Music and SILENT AUCTION! Experience the sights and sounds of Greece!

4. Festival Flamenco Internacional de Alburquerque, Albuquerque Convention

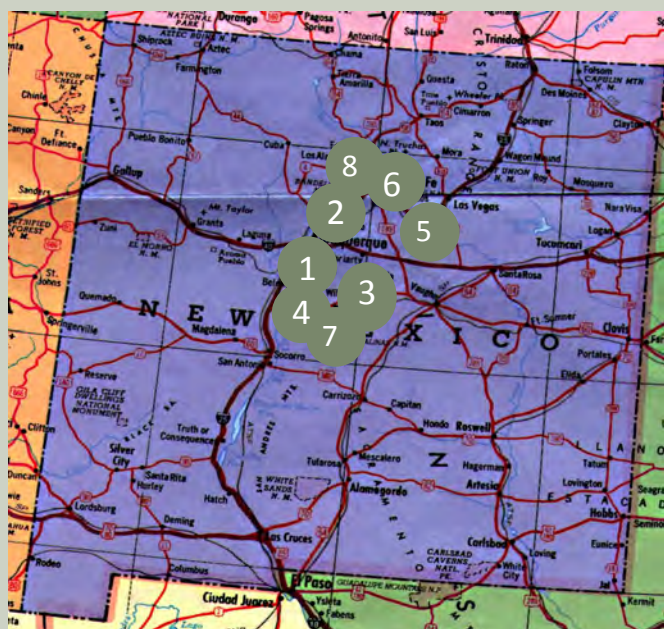
June 12-16, 2016 All day event
1701 4th Street SW, Albuquerque, 87102

The National Institute of Flamenco is proud to present Festival Flamenco Internacional de Alburquerque. Distinguished as the most important and longest standing flamenco event outside of Spain.

5. Full Moon Walks at Chaco Culture National Historical Park

June 17-18, 2016 8:00 PM
1808 CR 7950, Nageezi, 87037

Join a ranger for a moon-lit tour of one of Chaco's amazing great houses.



6. John Mayall at The Bridge at Santa Fe Brewing Company

Sunday, June 19, 2016 7:00 PM - 12:34 PM
37 Fire Place, Santa Fe, 87508

For over 50 years, John Mayall has served as a pioneer of blues music, rightly earning him the title, "The Godfather of British Blues."

7. Santa Fe Farmers' Market, Santa Fe Farmers Market

8:00 AM - 1:00 PM
1607 Paseo De Peralta, Santa Fe, 87501

Open Saturdays year round and Tuesdays, May-November, 8am-1pm, open at 7am during the summer.

8. Wizard World Comic Con at Albuquerque Convention

June 24-26, 2016 10:00 AM - 7:00 PM
401 Second St. N.W., Albuquerque, 87102

Enjoy the best in pop culture reaching fans of all ages! Celebrities, movies, TV, comics, animation, video gaming, toys, games, original art, collectibles, horror, wrestling, anime, manga, contests & more! Celebrity guests include William Shatner and Lou Ferrigno!



Life By The Numbers with Cecilie Bodman

The Month of June is a 6

The color is Navy Blue. It is the Throat Chakra. Wear your beautiful Lapis Indian jewelry! Develop ways to hear, listen and follow your intuition. Make your home and family the center of your life. Take care of your personal belongings and friends. It is the best month to move into a new home or redecorate and paint your existing home. Make your home a peaceful haven. Fill your day with music and harmony and friends.

Gems: Pearl, Sapphire, Lapis, Iolite, Azurite, Sugilite

Oils: Cedar, Bergamot, Basil, Clary Sage

Yoga Poses: Child's pose, rabbit, fish, headstand

Affirmation For June:

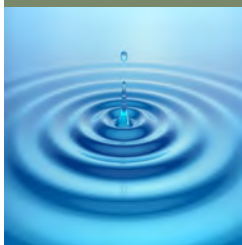
"I fill my home with love, friends, music and harmony. I am a good friend and respond appropriately with care and ease. I am open to my intuition."

Affirmation for the Month June

"Why are people so helpful and encourage me to be successful?"



"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

Encourage

by Lainie Grimmer

Have you ever noticed how easy it is to offer encouragement to others? While he's certain he isn't qualified, you know your husband has the skills and experience to land his dream job. Though she's frustrated, you encourage your child to learn to tie her shoes. Yet offering encouragement to ourselves can be difficult. Though you love the music and you *really* want to dance, why can't you step out onto the dance floor? Or encourage yourself to have that difficult conversation with your co-worker? Or summon the courage to get the Goofy tattoo you've been dreaming about?

Science provides an answer: A part of our brain - the amygdala – is wired to protect us from danger, both real and perceived. When you dream of doing something that is outside of your comfort zone, your amygdala can believe this is dangerous and spring into action. It can give you a thousand reasons not to approach your co-worker, sign up for dance lessons, or get that tattoo.

But your amygdala isn't always right. Though they may be tall, there are mountains we want to climb, and with some self-encouragement, we can! With some practice and patience, you can learn to soothe your amygdala and empower yourself. You can grow your ability to encourage yourself by following these steps:

- ❖ **Congratulate Yourself!** Just thinking about doing something that's outside your comfort zone is courageous, and encouraging!
- ❖ **Acknowledge "The Critic"**. The Critic, aka your amygdala, wants to keep you safe. It will tell you you're not coordinated enough, brave enough, smart enough, you name it. And it's not going away. When you acknowledge what it's whispering (or yelling), you activate brain circuits that can counter your fears.
- ❖ **Identify the Positives**. Consider the benefits of stepping outside of your comfort zone, and write them down. Will a Goofy tattoo have you smiling? Will having that difficult conversation with your co-worker open the door for finishing the big project on time
- ❖ **Create a Plan**. Writing down the steps provides a path for you to follow.
- ❖ **Think of someone who inspires you**. Do you admire Tina Turner, who's still hot at 76 years old? Your Uncle Bob, who started a wildly successful widget company? What would they be telling you? When you hear The Voice, channel Tina and allow her to inspire you to take the next step.

When you encourage yourself, you're instilling courage. That's huge. It takes some work. It's extremely empowering. And a Goofy tattoo will look good on you!

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Encouragement, a Lesson in Belief By Sarah Claudia Stout

Think of a time when the encouragement of another made a big difference for you. How was encouragement shown?

I remember my 3rd grade teacher. She had both a big heart, and good classroom management. Mostly she believed in each of us. She showed it in the way she looked at us and thought of us. She has stuck with me all these years.

We all have struggled at times with new learning curves. We can forget that we all have differences in learning styles, gifts, and experience.

For some, it could be languages, technology, math, or sports. I have even struggled with learning new things that inspire me. I can doubt, want to give up, and procrastinate. It's normal.

How do we encourage others and ourselves?

Small Steps. When learning curves are steep, there are simply more small steps, and it takes small step after small step.

Fun. Listen and laugh, don't try "fixing" or doing for another. When I am faced with doubt, I take out colored pencils and markers to draw around the tiny steps accomplished. Celebrate small steps with creative breaks.

Failure. Small steps don't necessarily go in straight line. I recently heard the phrase "fail forward", meaning, learn from failure, a part of life. We learn, forgive ourselves, and continue on, even stronger.

Acknowledgement. Effective encouragement may take the form of specific acknowledgment of the smallest of steps.

Vulnerability. On the inside, a young, vulnerable part of ourselves, who had a difficult experience in a particular area of life, may need attention. A former negative experience might have told us that we couldn't do something or failure wasn't ok.

Resources. Find a buddy with whom to collaborate. When needed, gather a team.

Belief. Underneath it all is belief. Believe in inner strength and the capability to figure it out with the right support. See the deeper and wider picture. Belief connects the dots of support. Belief is one hand reaching out to the other knowing it is possible.



Sarah Claudia Stout

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NERIUM™ INTERNATIONAL

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





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



I would like to take the opportunity for this month's theme to actually ENCOURAGE you towards a goal of self-care. This can start very simply with your eating habits.

There is so much medicine provided through the food that we eat. Did you know that **turmeric** has been proven to be more effective than 14 pharmaceutical drugs, including aspirin and Celebrex? It is also linked to lower rates of Alzheimer's and many kinds of cancers. Just adding around a bit to your daily diet can improve many aspects of your life. My husband and I have been taking a mixture of **turmeric, true cinnamon, ginger, black pepper, and cayenne** simmered in milk for breakfast everyday for several months. It has improved our skin, digestive health, aching joints, and energy levels. Not to mention the fact that there are studies that are linked to weight-loss for many of those ingredients.

Ceylon "true" cinnamon (also known as Mexican cinnamon and canela) is very different from what we perceive as cinnamon in the United States. What we sell here as "cinnamon" is cassia (a relative of cinnamon). Cassia has the red hot, apple pie flavor that we know and love, while true cinnamon is much more citrusy and sweet. **True cinnamon** is linked to helping to regulate blood sugar levels to combat diabetes and helps lower cholesterol.

Ginger is well known for its curative properties as well. Remember when you were ill as a child and your parents gave you gingerale? This is because ginger helps settle stomachs no matter if it's from sea-sickness, pregnancy, or the flu. It also is a strong anti-inflammatory to help with arthritis.

Cayenne, a capsicum, is a chile that is loaded with capsaicin. Capsaicin is the compound in chiles that make them "hot" and makes your nerve endings wince. It also stimulates mucus linings (thus the runny noses) which prevents ulcers and stomach cancer. In countries that eat more chile-laden cuisines populations have significantly lower rates of cancers and digestive problems. If you have an ulcer this can exacerbate them but if not it helps to prevent them by increasing the mucus lining in your stomach. Not to mention the endorphin rush you get from eating hot foods (a free high) and the pain blocker Substance P that is released every time hot foods are eaten. The link to weight loss is highly proven, as well. So, to summarize, New Mexico keep eating your hot chile!!

I encourage you to use this month to incorporate some healthy food based medicines into your diet. Fresh fruits, vegetables, and- as always- spices!



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

225 Galisteo Street, Santa Fe, New Mexico 87501

P: (505) 819-5659 F: (505) 466-5682 E: santafe@savoryspiceshop.com

Follow on Facebook: [facebook.com/SavorySpiceShopSantaFe](https://www.facebook.com/SavorySpiceShopSantaFe)



by Francis Phillips

Santa Fe Real Estate Continues to Offer Opportunity

Santa Fe has done it again. Our City Different is on another “Top” list. This time, Santa Fe is on *Money* magazine’s “Best in Travel Awards – Top 7 Domestic Destinations.”¹ The category was based on “best travel experiences at the best prices.” More recognition came from travel writer Samantha Brown in *USA Today*, who called Santa Fe “one of Ten Best Mother-Daughter Getaways.”²

I share these as a reminder that Santa Fe is a very desirable location – and a great place to buy real estate.

When you look for places to invest your money, there are checking, savings, money market and certificate of deposit accounts currently paying 1 percent interest if you’re lucky. There are 10 Year Treasury Notes near 2 percent, and the US Stock Market continues to have trouble breaking through the 18,000 level.

By contrast, real estate continues to provide opportunities, and Santa Fe is a leading 2nd home market. Home loan rates are in the 3’s and 4’s, and you may have after-tax savings that lower your effective rate to the 1’s to 3’s, depending on your situation. (Always consult your tax advisor.) And if you are buying a long-term or vacation rental property, the payments from renters and vacationers can help cover your mortgage. A 15 year loan will bring you to full ownership faster than a 30 year loan, and you’ll be building your net worth at the same time.

What’s the status of our housing market in Santa Fe? Last month I wrote that we are trending to a seller’s market, and I believe that First Quarter 2016 statistics released by the Santa Fe Association of Realtors support this.³ Overall, Santa Fe City median prices increased by almost 8.8 percent over the same period in 2015, but some areas were up by well over 20 percent. Housing inventory was down by 6.7 percent. When you combine increased prices with lower inventory, we are in a seller’s market, which is great for potential price appreciation.

If you’re thinking of buying a second home, *U.S. News & World Report* published a very useful article that’s worth a read. “What to Know Before Buying a Home at Your Favorite Vacation Spot”⁴ covers many issues to consider before buying, including whether you can afford the home, what rules may govern renting, how often you’ll really visit, and protecting the home when it’s vacant.

Wondering what’s happening nationally in the vacation (and investment) home markets? The National Association of Realtors (NAR) 2016 Investment and Vacation Home Buyers Survey⁵ outlines the latest trends, and vacation home purchases are hot. While the number of purchases dropped from the previous year, 2015 had the second highest number of vacation home purchases since 2006. Twenty five percent of those vacation homes were purchased in our region – the West. Another recent NAR report⁶ confirms our local statistics on low inventory.

So whether you are buying your first home, moving up to a larger home, downsizing, adding rental properties to your portfolio or buying that dream vacation home, Santa Fe real estate is worthy of your consideration. And if you need more encouragement, consider this: Freddie Mac reported in mid-May⁷ that the rate for the 30 year fixed rate mortgage was at its lowest point in 3 years!

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¹<http://time.com/money/4246506/best-in-travel-domestic-destinations-2016/#money/4246506/best-in-travel-domestic-destinations-2016/>

²<http://www.usatoday.com/story/travel/destinations/10greatplaces/2016/05/06/mother-daughter-trip-ideas/83968134/#http%3A%2F%2Fwww.usatoday.com%2Fstory%2Ftravel%2Fdestinations%2F10greatplaces%2F2016%2F05%2F06%2Fmother-daughter-trip-ideas%2F83968134%2F>

³http://sfar.com/wp-content/uploads/2013/02/SFAR_QMI_2016-Q11.pdf

⁴<http://money.usnews.com/money/personal-finance/articles/2015/09/17/10-things-to-consider-before-buying-a-vacation-home>

⁵<http://www.realtor.org/news-releases/2016/04/vacation-home-sales-retreat-investment-sales-leap-in-2015>

⁶<http://www.realtor.org/news-releases/2016/04/existing-home-sales-spring-ahead-in-march>

⁷<http://www.freddiemac.com/pmms/>



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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Home Staging + Design with Debbie DeMarais

Benefits of Home Staging National Statistics Report

Recently the Real Estate Staging Association (RESA) issued their National Statistics Report on the financial benefits of staging vacant and occupied homes. Ninety percent of homes staged before going on the market saw quicker sales than those that weren't staged, which spent an average of 184 days on the market.

If you are considering selling your home, contact me to learn how my four-hour staging package can help your occupied home look it's best, get noticed over the competition and sell quickly. If your home is vacant, even more reason to consider staging the home. Buyers look for homes that display how buyers can utilize the space for their family.



Buyers are attracted to homes that look fabulous on-line (peaks their interest) and in-person (they fall in love). Our staging inventory and staging solutions are designed to highlight the best of your home's assets and do so within your budget.

I encourage you to review the home staging savings calculator based on your situation and then let's talk. Together we can enhance how your home looks through home staging to attract buyers for a quicker sale.



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Monthly Market Report Albuquerque

GAAR GREEN SHEET April 2016



A condensed overview of the monthly statistical highlights.

Active Listings

Detached: 3,275
Attached: 338

🕒 One year ago

Detached: 3,952
Attached: 382

% Change (Detached)

-17.15%

Pending Listings

Detached: 1,211
Attached: 115

🕒 One year ago

Detached: 1,180
Attached: 127

% Change (Detached)

+2.63%

Closed Listings

Detached: 930
Attached: 108

🕒 One year ago

Detached: 844
Attached: 71

% Change (Detached)

+10.19%

Average Sale \$

Detached: \$217,616
Attached: \$148,155

🕒 One year ago

Detached: \$210,321
Attached: \$134,742

% Change (Detached)

3.47%

New Listings

Detached: 1,650
Attached: 161

🕒 One year ago

Detached: 1,677
Attached: 154

% Change (Detached)

-1.61%

Days on Market

(Average)

Detached: 57
Attached: 56

🕒 One year ago

Detached: 70
Attached: 67

% Change (Detached)

-18.57%

Sales Volume

(in Millions)

Detached: \$202.3
Attached: \$16.0

🕒 One year ago

Detached: \$177.5
Attached: \$9.6

% Change (Detached)

13.97%

Median Sale \$

Detached: \$185,000
Attached: \$137,750

🕒 One year ago

Detached: \$176,800
Attached: \$130,500

% Change (Detached)

4.64%

Closed Sales by Market Area

MLS Area	City/County	2014	2015	2016	% Change
Areas 10 - 121	Albuquerque	470	581	621	6.88%
Area 130	Corrales	17	10	11	10%
Areas 140 - 162	Rio Rancho	135	156	174	11.54%
Area 170	Bernalillo	8	11	12	9.09%
Area 180	Placitas	11	7	10	42.86%
Areas 210 - 293	East Mtns. / Estancia	42	36	42	16.67%
Areas 690 - 760	Valencia County	38	43	60	39.53%

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

7505 Mc Nerney Avenue NE, Albuquerque, NM 87110

MLS #867621 \$ 385,000



Meticulously Updated Mid-Century Modern Mossman ranch house, designed to create a spectacular open floor plan which combines a beautiful mix of a serene environment and sense of light and space throughout. No detail has been overlooked. This house features sleek lines, two master suites with walk-in closet, two laundry rooms, huge two head master shower, extra deep soaking tub and radiant heat. Soap stone counter tops, black slate, oiled oak, and cork floors throughout, with exotic wood accents throughout, finished garage with built in storage and

workbench. Large flower filled yard with a moss garden.

- recessed lighting
- maple cabinets with pantry
- double oven
- insulated garage
- rosewood and teak vanities
- two laundry rooms with universal hookups
- cellular blinds
- Kallista fireclay sink
- new windows
- high lift garage door
- attic ladder



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.

Cecilie Bodman
Equity New Mexico
3620 Wyoming Blvd. NE # 200
Albuquerque, NM 87111
Cell: 505-250-1356
Email: abqgold@gmail.com
Web: <http://abqgold.com>

SOLD: 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: 14 Homes, DOM 198, 4 Lots, DOM 376

Pending: 4 Homes, 0 Lots

Listed: 11 Homes, avg \$525,636, 6 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 5 homes on the market. There are 6 homes pending and 0 lot pending. Prices have not risen with an average days on the market around 216 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 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!

7 Vista Precioso	\$329,500	\$329,500	1,800	\$183.06	3	3(2 0 1)	Two Story	Yes	Townhouse	201602315	13	5/19/2016	No	No	
16 Vista Precioso	\$354,500	\$359,500	1,797	\$197.27	3	3(2 0 1)	Two Story	Yes	Townhouse	201601618	47	4/18/2016	No	No	
2 Calle Amistosa	\$419,000	\$419,000	1,800	\$232.78	3	2(2 0 0)	Single	No	Single Family	201504530	242	4/7/2016	No	No	
11 Calle Festiva	\$479,000	\$479,000	2,200	\$217.73	3	3(2 0 1)	Two Story	Yes	Townhouse	201602178	20	5/12/2016	No	No	
8 Calle Compa	\$499,000	\$499,000	2,160	\$231.02	3	3(3 0 0)	Single	No	Single Family	201602488	5	5/27/2016	No	No	
4 CAMINO DEL CENTRO	\$525,000	\$525,000	2,540	\$206.69	3	2(2 0 0)	Two Story	Yes	Single Family	201602113	23	5/9/2016	No	No	
1 Calle Siete Casas	\$575,000	\$599,900	2,855	\$201.40	3	3(3 0 0)	Single	No	Single Family	201504291	260	9/16/2015	No	No	
3 Calle Vecinos	\$580,000	\$580,000	2,550	\$227.45	3	3(3 0 0)	Two Story	Yes	Single Family	201601816	41	4/27/2016	No	No	
138 Avenida Frijoles	\$599,000	\$599,000	2,494	\$240.18	3	3(2 0 1)	Single	Yes	Single Family	201601202	64	3/29/2016	No	No	
150 AVENIDA FRIJOLES	\$599,000	\$599,000	2,391	\$250.52	3	3(2 0 1)	Single	No	Single Family	201602083	26	5/7/2016	No	No	
41 CAMINO BOTANICA	\$746,000	\$746,000	2,519	\$296.15	3	3(2 0 1)	Single	No	Single Family	201601968	29	5/3/2016	No	No	

2016 Las Campanas Stats: Sold, Pending & Listed

Sold: 23 Homes, DOM 201, 5 Lots, DOM 31

Pending: 15 Homes, 2 Lots

Listed: 65 Homes, avg \$1,125,000, 71 Lots, avg \$98,883

Las Campanas Report: Homes & Lots



There are currently **65 homes** for sale in Las Campanas.

- **23 Homes under \$1,000,000**
- **42 Homes over \$1,000,000**

There are currently **71 Lots** for sale in Las Campanas.

- **33 Lots under \$100,000**
- **38 Lots over \$100,000**

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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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.

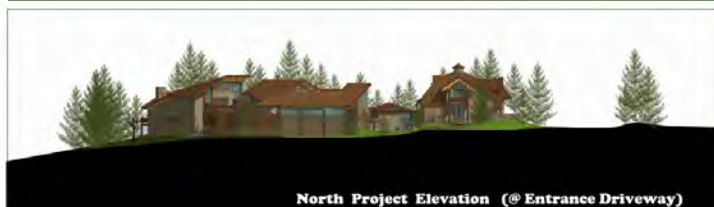
Kachina Mountain Lodge

5 Single Family Homes, 3 Townhomes

Taos Ski Valley Report

News From Kachina Mountain Realty

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>. Developer John Halley, call: 505.231.1454
 Represented by Kachina Mountain Realty, Dianne McKenzie, qualifying broker, call: 505.603.9300.



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A E O W Y N's Dog Treats



Banana Peanut Butter Treats

Ingredients:

- 2 medium bananas
- ½ cup peanut butter
- 2 eggs
- ¼ cup of chicken broth
- 2 ½ - 3 cups rice flour (or you can use any flour)
- 1 cup rolled oats, uncooked
- ½ cup wheat germ
- ¼ cup flax seeds

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. Mix the peanut butter with mashed bananas. Beat in the eggs. Stir in the chicken broth.
3. Mix dry ingredients in a large bowl.
4. Mix all ingredients until thoroughly combined, kneading with hands. Add more liquid or flour, if needed. Divide into 4 balls.

Roll out dough ball between parchment paper, 1/8" consistent thickness in rectangular shape to fit baking sheet. Discard top parchment paper & save for next baking tray. Use pizza cutter to cut the dough into 1/2" parallel strips. This technique makes the process super fast. Transfer rectangular shaped dough with the bottom parchment paper to baking sheet. Don't move the strips—leave them in place on baking sheet.

Aeowyn snoopervises the whole process of making her dog treats. She sits patiently waiting her turn to taste test the new treat recipe. So far she has never rejected a recipe. Her favorite treat is the one she just ate. This is a repeat recipe from 06/2014.





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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