

Eco Lifestyle And Home

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

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Optimism

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Optimism

"A pessimist sees the difficulty in every opportunity; an optimist sees the opportunity in every difficulty."

~ Winston Churchill

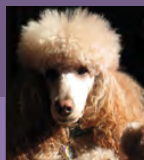
Real Estate News Pages 9,10,11,12, 13,14,15,16,17,18,19,20,22,23,24

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.



"Pumpkin, Zucchini & Carrot Treat Crisps"

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Monthly Newsletter Theme For November: Optimism



According to the “Pursuit of Happiness” people: *“Optimism has been proven to improve the immune system, prevent chronic disease, and help people cope with unfortunate news. Gratitude is associated with optimism and has been determined that grateful people are happier, receive more social support, are less stressed, and are less depressed. Recent research indicates that optimists and pessimists approach problems differently, and their ability to cope successfully with adversity differs as a result.”*

Optimism comes from an internal rationalization by reacting to problems with a sense of confidence and high personal ability. Optimistic people believe that negative events are temporary, limited in scope, instead of pervading every aspect of a person’s life, and are workable.

Optimistic people tend to view problems as external from them, very fluid, and a challenge that is workable. Pessimistic people tend to view problems as internal, unchangeable, and pervasive. Optimism has been shown to serve as a protective factor against depression, as well as a number of serious medical problems, including coronary heart disease. Pessimism has been linked with depression, stress, and anxiety.

Optimism can have profound effects on a person’s physical health. Expecting positive outcomes and being hopeful can boost a person’s immune system, protect against harmful behaviors, prevent chronic disease, and help people cope following troubling news. Optimism can even predict a longer life. Optimism may be one of the most important predictors of physical health.

Optimists are more likely to engage in problem solving when faced with difficulties.

So how does one become more optimistic? Cultivating an attitude of gratitude, certainly can’t hurt.

“Being grateful feels good. Gratitude, the state or feeling of being thankful, is an almost universal concept among world cultures. People who are generally grateful report being more agreeable and less narcissistic compared with less grateful people. People who are more grateful also report being happier”~ “The Pursuit of Happiness”

The Roman orator Cicero wrote, “Gratitude is not only the greatest of virtues, but the parent of all the others.” I am optimistic about our future, perhaps it is my purple glasses!

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

Events Around New Mexico

1. Sabór Santa Fe Progressive Wine Pairing Dinner Tour Food Tour New Mexico

Saturday, November 03-10, 2016 4:00PM - 7:00PM
 Santa Fe Plaza Area Santa Fe, 87501

Sabór Santa Fe is a walking progressive wine pairing dinner tour through the heart of historic downtown Santa Fe, New Mexico that will be sure to inspire your palate and your mind!

2. Much Ado About Nothing Popejoy Hall

Sunday, November 06, 2016 3:00PM - 12:34PM
 203 Cornell Dr. NE Albuquerque, 87131

The critically acclaimed Aquila Theatre returns to Popejoy Hall this November with Shakespeare's comedic production – Much Ado About Nothing.

3. Ruidoso Christmas Jubilee Official Ruidoso Tourism Office

Saturday, November 12, 2016
 111 Sierra Blanca Drive Ruidoso, 88345

Embrace the season and join the Ruidoso Greeters for a timeless and treasured tradition, the Christmas Jubilee at the Ruidoso Convention Center.

4. The Taste of Santa Fe progressive lunch tour Food Tour New Mexico

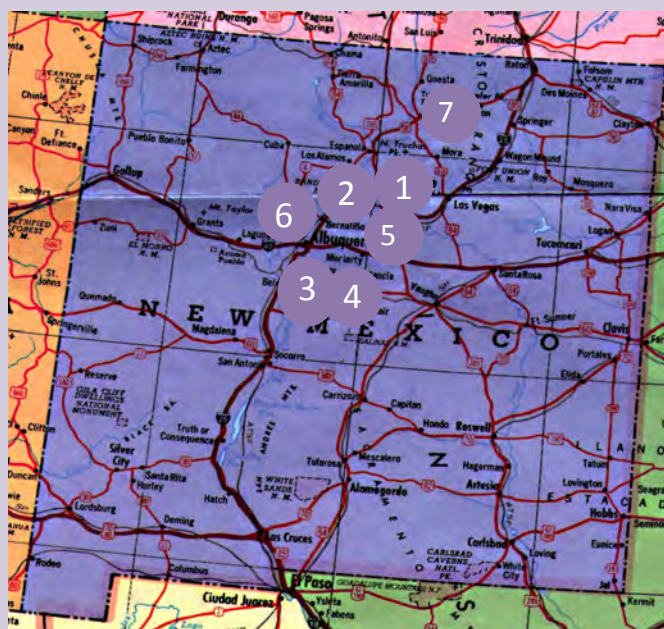
Wednesday, November 02, 2016 11:00AM-2:00PM
 Santa Fe Plaza Santa Fe, 87501

A Taste of Santa Fe is a walking progressive lunch tour through the heart of historic downtown Santa Fe, New Mexico that will be sure to inspire your palate and your mind! It's a fun experience that makes Food Tour New Mexico a must-do for tourists and locals alike.

5. River of Lights

Tuesday, November 26-29, 2016 6:00PM-9:00PM
 903 10th St. S.W. Albuquerque, 87102.

Experience millions of glowing, sparkling lights and over 150 dazzling light displays, animated sculptures and synchronized music light show at



New Mexico's largest walk-through holiday production. Closed December 24 and 25.

6. Cliff's Magical Christmas

Sunday, Nov 27 Dec 2, 2016 5:00PM-9:00PM
 Osuna Rd. N.E., Albuquerque, 87109

Experience the Christmas Magic that is Cliff's Magical Christmas! Cliff's Amusement Park has transformed into a must see Christmas extravaganza with over half a million dazzling Christmas lights and a 120 foot tall Christmas tree that was named a Top Tree to Visit by USA Today. Enjoy our premier amusement park rides, festive holiday eats, and of course, the man of the season himself: Santa Claus.

7. SWAIA Winter Indian Market Santa Fe

Sunday, November 25-27, 2016 Santa Fe 87501

Winter Indian Market is all about community. It is a perfect blend of the exuberant, long-established holiday spirit of Santa Fe and the beautiful, creative Native arts, traditions, and culture. On November 29th and 30th, as farolitos stretch across the adobe rooftops of Santa Fe, the inner walls of the Santa Fe Convention Center will be adorned in world-class paintings and mixed media, tables will be laden with traditional and contemporary jewelry, pottery, weaving and sculpture, and award-winning local and national artists will be engaged with community members, young and old, collectors and neophytes alike.



Life By The Numbers with Cecilie Bodman

November 2016 is Master number 11

This is the month to follow your intuition. Set new standards for yourself. You can be the light of the world today supporting the growth of your community. You can also be greatly inspired or you can inspire others. Rise above daily routine and keep your own inner peace. Live up to your ideals and prepare yourself with meditation. Develop ways so you can hear and act on your illumination.

Gems: Pearls, Silver

Oils: Spruce, Rose, Geranium, Lavender, Orange, Sage. You can add Sage, Rose, Orange and Lavender to your cooking and apply diluted oils to your temples, very top of head at "soft spot", third eye and thyroid.

Yoga pose: Rabbit and fish

Affirmation for November:

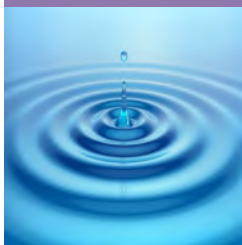
"I am a shining example of the love and light growing in the world today."

Affirmation for the Month November

"Why am I so clear about my vision for success?"



"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 Optimism

by Lainie Grimmer

“I can’t do it! I can’t read, I’ll never be able to read!” cried the second grader I was working with. He crossed his arms, slapped them onto his desk and buried his face in them.

As a reading volunteer in an elementary school, I frequently experience this situation. While trying to understand or say a word, students can become frustrated, and afraid of making yet another mistake. Taking their mistakes personally, they project their current frustration into the future. This can become a perpetuating cycle.

Or not.

Enter optimism! While the term may conjure up visions of Pollyanna and ignoring reality for some, I like Dr. Martin Seligman’s definition. The noted psychologist and author characterizes optimists as those who believe setbacks aren’t their fault; Circumstances, bad luck, or others brought about the situation. Optimists perceive setbacks as challenges, and try harder. Pessimists, on the other hand, tend to take negative outcomes personally and believe bad events will undermine everything they do.

Are you a pessimist or an optimist? There’s optimistic news: Research has shown that optimism can be cultivated, and with practice, you can get better at it. In today’s rapidly changing world, optimists have a distinct advantage: They’re happier, healthier, and more successful academically, athletically, and professionally.

If you’re ready to see your cup as half-full, try these three practices to grow your optimism:

1. **Embrace Mistakes.** Mistakes are a part of the learning process, and can teach us things that we couldn’t otherwise learn. Embrace as many mistakes you can, and ask yourself: What did I learn from this? What can I do differently next time?
2. **Examine the company you keep.** Observe the people around you: Are they pessimists or optimists? If a colleague at work tends toward negativity, consider decreasing the amount of time you spend with him. Notice your surroundings: Do your work and home spaces reflect positive aspects of your life? Placing visual reminders of people and memories that give meaning to your life will help nurture your optimism.
3. **Listen.** You have 60,000 thoughts a day that either take you in the direction you want, or carry you further from what you desire. The more you’re aware of your self-talk (thoughts), both positive and negative, the more you can focus on nurturing attitudes and actions that will build optimism and resilience.

After taking some breaths, we tried reading again. Slowly, and with a little help, he read the entire sentence. “I can read!” he excitedly announced. “Let’s keep going!” And we did.

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Going for Dreams, No Matter What By Sarah Claudia Stout

Although my overall focus is optimistic, there are times when I feel a toe dipping into a simmering soup of the very things that negate optimism - catastrophizing, personalizing, and filtering out the positive.

When I am going for a goal, I can sometimes waylay myself in doubts and “practicalities”.

Then I remember the story of buying my house. At the time, I was a single parent who was sick of renting. I was only a few years out of grad school and making a limited income.

Strongly motivated by both a self-learning course on positive visioning, and buckling floors from roof leaks in our apartment, I somehow knew it was all going to work out.

We created a house “vision board” of pictures representing aspects and a feeling sense of what we wanted to experience. With optimism, confidence and clarity, I took the poster board full of pictures to my real estate agent. I regularly imagined what it would feel like being in those pictures.

Although all odds were against it, and there were less than a handful of homes in our price range, we found our Stamm house, which has brought me more than I dreamed.

The story reminds me to:

Listen deeply for guidance.

Be compassionate to the parts of myself that get into fear and doubt.

Remember that I am supported by Life and regularly experience serendipity.

Vision what is important to my heart. Then write, use pictures, draw, or build models.

Regularly feel what it’s like to experience the goal.

Although the optimistic end result doesn’t necessarily look exactly like the original vision, the journey is collaborative, meaningful, and fun.



Sarah Claudia Stout

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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.

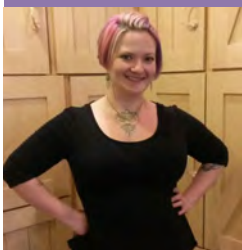
Participation is free but requires you to register for membership at the Center for Canine Behavior Studies: <http://CenterForCanineBehaviorStudies.org>

eat healthy



Savory Spice Shop is your local destination for over 400 spices & seasonings.

Also offering cooking classes and private events.



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

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by Francis Phillips

The writing is on the wall

I'm on the Fed watch this Fall.

Once again the Federal Open Market Committee (FOMC), led by Federal Reserve Board Chair Janet Yellen, is signaling an increase in interest rates before the end of the year.¹

At the September FOMC meeting, many of the members reinforced the message that the federal funds rate will go up this year. In fact, 3 members wanted an immediate rate hike. As a whole, the Committee pinned its projected rate increase on the inflation rate reaching 2 percent (it was at 1.7 percent when they met) and a strengthening labor market. The day after they met, the jobs numbers release showed that jobless claims had dropped to a 2 month low.²

If you are thinking of refinancing your home or buying a home, the *cost of waiting* could be significant. Home prices continue to rise. Interest rates are projected to increase. If you buy a home, you can grow your net worth, pay your own mortgage instead of your landlord's, and reward yourself with a home that you own. And the cost of waiting?

Here's a hypothetical example: If you bought a home for \$250,000 today with a 30 year fixed rate loan at 3.875 percent (Annual Percentage Rate 3.89 percent) and 20 percent down, your monthly principal and interest payment would be \$1,178. If you wait a year and the same house is now \$270,000 and your 30 year fixed rate loan has increased to 4.5 percent (Annual Percentage Rate 4.52 percent and the same 20 percent down), your monthly principal and interest payment will be \$1,368. That's \$190 more each month and \$68,400 over the life of the 30 year loan.

I've been saying this for a while, but it bears repeating as the prospect of higher rates looms: 15 is the new 30. If you have a 30 year fixed rate mortgage, refinance now, cut the term to 15 years and potentially save your net worth tens of thousands of dollars. Or take a 15 year fixed rate loan when you buy. Yes, you'll pay more per month for a 15 year loan than a 30 year loan, but over the life of the loan the savings are dramatic.

Example: Loan amount \$300,000 with a 20 percent down payment

30 Year Fixed Rate Loan	15 Year Fixed Rate Loan
Rate: 3.875 percent	Rate: 3.25 percent
Annual Percentage Rate: 3.89 percent	Annual Percentage Rate: 3.27 percent
Principal/Interest: \$1410/month	Principal/Interest: \$2108/month
30 years' Principal/Interest: \$507,856	30 years' Principal/Interest: \$379,440

Saving to net worth by choosing the 15 year fixed rate loan: \$128,416 in principal and interest paid.

Remember, there may be tax advantages to owning, too, but you'll need to consult your tax advisor.

Continued on next page »

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Here are my 3 takeaways: (1) The Fed shows strong signs of raising rates before the end of the year, (2) waiting to refinance or purchase could cost you thousands of dollars over the life of a loan, and (3) moving to a shorter term may save you tens of thousands of dollars. If you've been sitting on the fence, don't wait any longer.

¹https://www.fidelity.com/news/article/top-news/201610121400RTRSNEWSCOMBINED_FOMCLEC73_1

²https://www.fidelity.com/news/article/top-news/201609220833RTRSNEWSCOMBINED_KCN11S1DX_1



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



Achieving optimism, on a gloomy gray day is as easy as surrounding yourself with the color yellow. It is an emotional color relating to optimism, confidence, self-esteem, creativity, and friendliness. Yellow represents sunlight, a cheery disposition and is uplifting; notice how sunflowers are always facing the sun, the warmth of sunlight turns a gray day into one that has more possibilities.

Incorporating yellow into the home or office without a major renovation is as simple as picking up a bouquet of yellow flowers and placing them in areas you frequently pass by. According to Feng Shui principles, yellow is a good color in the kitchen as it is an appetizing color representing abundance and richness. A bowl of lemons on the counter, a fresh glass of cool lemonade, or a home-baked lemon meringue pie conjures cheerful thoughts of summer and long afternoons. In autumn, it is considered to be the color of ripeness, think of the harvest, plus the beautiful golden fall colors, we have enjoyed in Santa Fe.

For a sunny disposition in the home, reupholstering an old chair with a fabulous print with yellow accents, changing the color of a small room to "Optimism Yellow" from Sherwin Williams, or updating accent pillows with pops of yellow will brighten your day and rooms. If the thought of adding yellow walls to your home frightens you, consider a golden hue, which expresses the golden warmth of the sun and has similar Feng Shui energy, expressing optimism and positive energy. Keep in mind if you use too much yellow it could have the reverse affects of optimism and create nervous energy and anxiousness. Hoping you have much optimism as the days get longer and winter nears.

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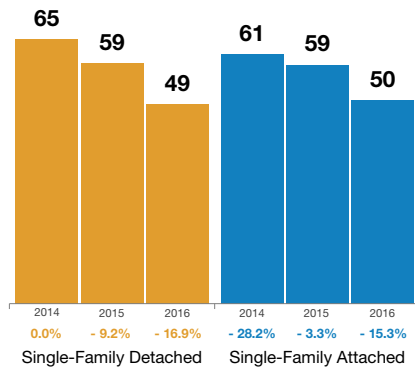
Monthly Market Report Albuquerque

Highlights:

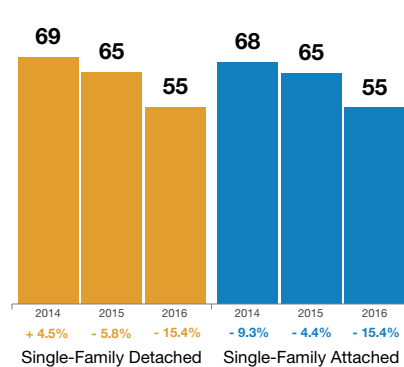
- the median detached price rose 18.4 percent to \$195,000
- the average detached price rose 2.7 percent to \$227,898
- the number of new listings increased 6.5 percent for single-family detached homes and 31.0 percent for condos, townhomes and other attached homes
- overall inventory of detached home for sale dropped 14.3 percent in September
- detached homes sold in an average of 49 days – which is 16.9 percent faster than in September 2015
- the 969 detached homes sold in September 2016 - a 4.5 percent increase compared to 2015
- pending sales increased 15.7 percent for detached homes

Days on the Market:

September



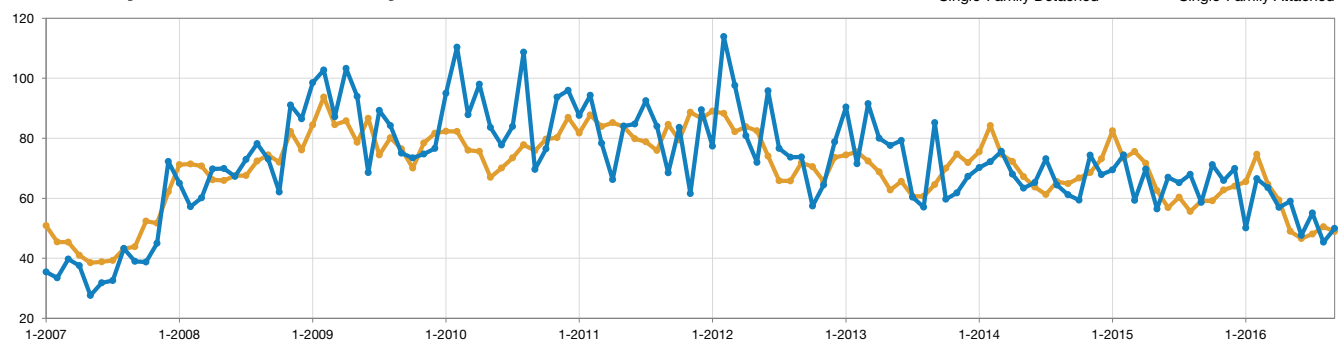
Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2015	59	-11.9%	71	+20.3%
Nov-2015	63	-8.7%	66	-10.8%
Dec-2015	64	-12.3%	70	+2.9%
Jan-2016	66	-19.5%	50	-27.5%
Feb-2016	75	+2.7%	67	-9.5%
Mar-2016	65	-14.5%	64	+8.5%
Apr-2016	59	-18.1%	57	-18.6%
May-2016	49	-22.2%	59	+5.4%
Jun-2016	47	-17.5%	48	-28.4%
Jul-2016	48	-20.0%	55	-15.4%
Aug-2016	51	-8.9%	45	-33.8%
Sep-2016	49	-16.9%	50	-15.3%
12-Month Avg*	56	-14.3%	58	-10.5%

* Days on Market for all properties from October 2015 through September 2016. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



Albuquerque Real Estate News with Cecilie Bodman

Featured Listings in Albuquerque Area

6877 Kelly Ann Road NE, Albuquerque, NM 87110

2 Bedrooms / 2 Bathrooms

MLS # 878292 \$ \$185,000

Really pretty turn key, one story home with brand new Pergo floors and newer windows. Cute curb appeal with bay window in the breakfast nook. Open floor plan with great room. Finished two car garage. Master cool. No carpet. Clean, new paint. Newer roof.

Property Type: Residential

Type: Attached

Beds: 2

Baths: 2

Apx Structured SqFt: 1,278

Lot Acres: 0.09

Lot SqFt: 3,920.4

DOM: 5

Area: 32 - Academy West

ZA: E19

Listing Member: [Cecilie Bodman](#)
[Equity New Mexico](#)

List Price/SqFt: 144.76



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.

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2016 Aldea Stats: Sold, Pending & Listed

Sold: 39 Homes, DOM 138, 5Lots, DOM 340

Pending: 5 Homes, 0 Lots

Listed: 8 Homes, avg \$435,925, 2Lots

Autumn has finally arrived in Aldea. The inventory of homes is the lowest that I have seen. Several properties have been removed from the MLS. Many sellers feel they want to remove a listing during the winter holidays. However, there are many buyers who come into town during this time, as our buying season often is very busy this time of year. I advise my sellers to keep their property on the market through the holiday season, if they are serious about selling.

I still get inquiries almost 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.

Santa Fe Report - Aldea

Real Estate News from Dianne McKenzie

\$305,000 3 bedrooms, 2.5 baths 1,550sq.ft. MLS #201603895
SOLD: TownHouse in Aldea **Closed in 33 Days!**
 7 Calle Festiva, Santa Fe, New Mexico
 Dianne McKenzie, associate broker
 505.603.9300 • Dianne@RealEstatePropertiesSantaFe.com • RealEstatePropertiesSantaFe.com

LISTING COUNT:					DAYS ON MARKET:									
TOTAL	HIGH	LOW	AVG	MED	LIST PRICE:	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE				
8	176	6	77	64		\$600,000	\$225,000	\$435,925	\$444,450	\$3,487,400				
					SOLD PRICE:	\$0	\$0	\$0	\$0	\$0				

LISTING PRINT OUT

Address	Price	Original Price	TotSF	\$/TotSF	BD	BA(FTH)	Levels	InterS	Type	MLS #	DOM	Stat Date	Bank Owned	Short Sale	Photo
24 VISTA PRECIOSO	\$225,000	\$225,000	1,140	\$197.37	2	2(1 0 1)	Two Story	Yes	Townhouse	201604035	82	8/11/2016	No	No	
8 Calle Lemita	\$359,500	\$359,500	1,744	\$206.14	3	2(1 1 0)	Two Story	Yes	Townhouse	201605161	6	10/26/2016	No	No	
6 Calle Plazuela	\$379,000	\$379,000	1,820	\$208.24	3	3(2 0 1)	Two Story	Yes	Townhouse	201604885	27	10/5/2016	No	No	
2 Calle Amistosa	\$399,000	\$409,000	1,800	\$221.67	3	2(2 0 0)	Single	No	Single Family	201602687	148	6/6/2016	No	No	
4 CAMINO DEL CENTRO	\$489,900	\$525,000	2,540	\$192.87	3	2(2 0 0)	Two Story	Yes	Single Family	201602113	176	5/9/2016	No	No	
23 Camino Botanica	\$500,000	\$560,000	2,215	\$225.73	3	3(2 0 1)	Single	No	Single Family	201603517	109	7/20/2016	No	No	
11 Vista Precioso	\$535,000	\$535,000	2,307	\$231.90	3	3(3 0 0)	Single	No	Single Family	201604637	46	9/18/2016	No	No	
150 Avenida Frijoles	\$600,000	\$600,000	2,391	\$250.94	3	3(2 0 1)	Single	No	Single Family	201604879	29	10/4/2016	No	No	

Equal Opportunity Housing * All information deemed reliable, but not guaranteed. All information herein has not been verified and is not guaranteed.

Aldea - Under Contract in 5 Days!

Santa Fe Report - Aldea

Real Estate News from Dianne McKenzie



SOLD Under Contract in 5 days!

It's all about *marketing* properties, not just *listing* properties!

\$379,000 3 bedrooms, 2.5 baths 1,912sq.ft. MLS #201604112

For Sale: TownHouse in Aldea

22 Camino de Vecinos, Santa Fe, New Mexico

Dianne McKenzie, associate broker

505.603.9300 • Dianne@RealEstatePropertiesSantaFe.com • RealEstatePropertiesSantaFe.com



Exquisitely newly remodeled Aldea townhome with modern upgrades galore. Open light-filled gracious living, dining room and kitchen. Living room is graced with 12' high tongue and groove wood ceiling adorned with vigas, a wood burning fireplace and tall windows.

A glass door off the kitchen opens to the landscaped enclosed garden patio terrace and entertaining portal with south views to the Ortiz, Sandia and Jemez mountains. Through the landscaped garden is the access to the detached 2-car garage.

The first floor includes a bedroom (or office space), 1/2 bath, laundry room and storage area. Upstairs includes a master bedroom suite with sitting/office area, private balcony with views to the south and west Sandia, Ortiz and Jemez mountains, walk-in closet and gracious bath. The third bedroom is light and bright, with full bath off the hall. This is an outstandingly beautiful end unit property. Not all townhomes are created equal, this one stands out among all the rest!



2016 Las Campanas Stats: Sold, Pending & Listed

Sold: 50 Homes, DOM 209, 10 Lots, DOM 58

Pending: 14 Homes, 2 Lots

Listed: 80 Homes, avg \$1,133,500, 91 Lots, avg \$127,223

Las Campanas Report: Homes & Lots



There are currently **68 homes** for sale in Las Campanas.

- **26 Homes under \$1,000,000**
- **54 Homes over \$1,000,000**

There are currently **38 Lots** for sale in Las Campanas.

- **42 Lots under \$100,000**
- **49 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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The most technology advanced **free real estate search app** for your smartphone or tablet is available for free to you right here.

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*.

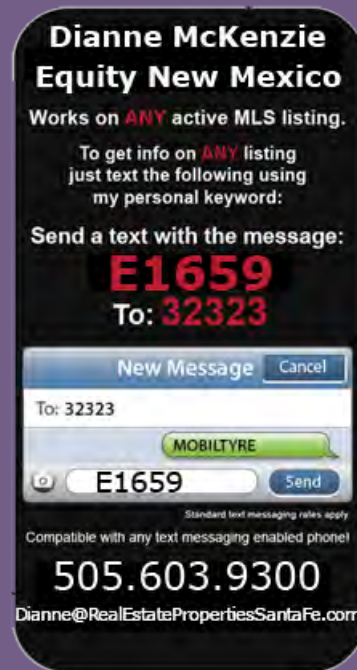
Consumers are adopting mobile technology at a rate faster than any technology in the history of the world.

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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.

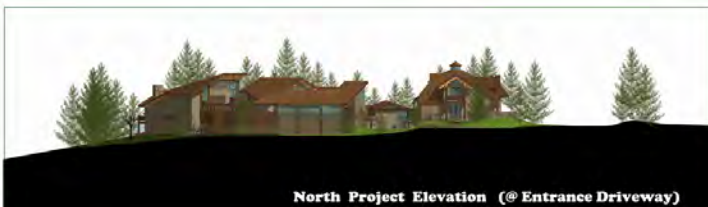
Kachina Mountain Lodge

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.



North Project Elevation (@ Entrance Driveway)



West Project Elevation (@ Hiker Trail)



East Project Elevation (@ Open Space)



South Project Elevation (Facing Wetland Park)

Comet Studios www.cometstudios.com © Kachina Mountain Lodge - Lot 6 © 2016 Kachina Mountain Lodge, LLC. All rights reserved. N & E Exterior Elevations

Comet Studios www.cometstudios.com © Kachina Mountain Lodge - Lot 6 © 2016 Kachina Mountain Lodge, LLC. All rights reserved. S & W Exterior Elevations



A E O W Y N's Dog Treats



Pumpkin, Zucchini & Carrot Treat Crisps

Ingredients:

- 1 medium shredded zucchini
- 1 cup 2 small shredded carrots
- 2 cups of rice flour (any flour could be used)
- 1 cup of rolled oats, uncooked
- 1 can (15 oz) pumpkin (not pie filling)
- ½ cup of dried or fresh finely chopped parsley
- 1 cup of water +/- adjust as needed

*Parchment paper & rolling pin for rolling out the dough

- *Pizza cutter & ruler
- A dog to snoopervise

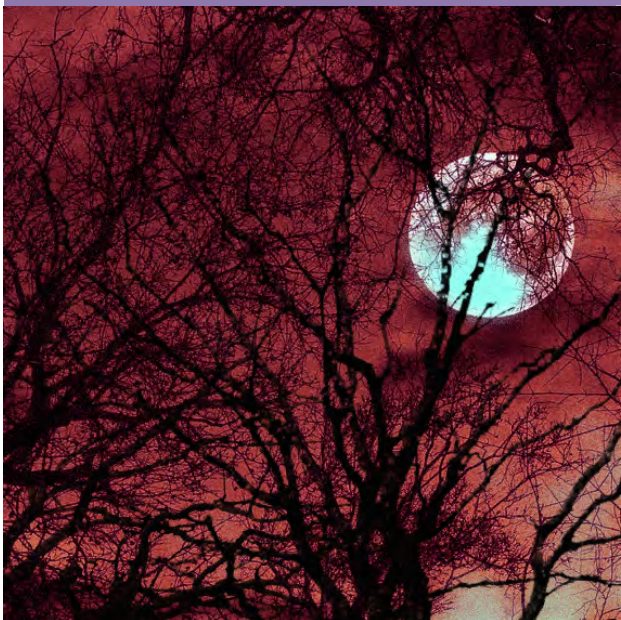
Method:

1. Preheat oven to 350° F.
2. Place all ingredients in a bowl. Stir until thoroughly combined. 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 35-40 minutes until no longer soft. 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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Apricot Standard Poodle
& Service Dog

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