

# MetroABQ Real Estate Newsletter

Including Albuquerque, Rio Rancho, Corrales, Placitas, and the East Mountains.

Late Summer 2017

## In Historic

## Spruce Park

409 Ridge Place NE is a stunning Modernist-designed home, sitting on an infill lot up a hill, in the historic Spruce Park neighborhood. Built in 1999, the home has contemporary design awards under its belt, including the [NM American Institute of Architects Merit Award 2000](#), the [Jeff Harnar Award for Contemporary Architecture 2009](#); & the book [New American House 3](#) dedicated a chapter to the home. It is rather unique.

Modernist  
Style



## Spruce Park

[Spruce Park](#) lives discreetly in the middle of the city, between the UNM & Downtown. A pocket neighborhood, the area has very limited north & west access, and winding streets discourage too much through-traffic; you will need to go up-hill to access the .83 acre Spruce Park, roughly in the middle of the neighborhood.

Established in the 1920's & building until the 1950's, the area contains great architectural styles, including Mid-Century Modern, Streamline Moderne, Spanish Pueblo Revival, Bungalows, Territorial, Two Medieval (Hobbit) Houses, Ranch style, Mediterranean & of course a cool Modernist style home. More on next pages...



Chris Lucas

[www.ChrisLucasABQ.com](http://www.ChrisLucasABQ.com)

[Chris@chrislucasabq.com](mailto:Chris@chrislucasabq.com)

c. 505.463.5317



## The Spruce Park

neighborhood is bounded by Lomas Blvd on the north side, with only one limited-access entry into the residential areas; the west side is adjacent to I-25; Dr. Martin Luther King Jr Ave NE runs the length of the south side of the small neighborhood & is an important UNM Campus entry. The east side of Spruce Park is University Blvd, which has a wide & shady ribbon park--the University Blvd Greenspaces--spanning the length of the neighborhood. The Greenspaces help separate Campus from the historic neighborhood.



Above is a drone image of the greater Spruce Park area, from Dan Monaghan Video. The park sits in the lower-left of the scene. With decades of growth, the mature trees are large & create great shaded parkspaces, seen below. The above image faces southwest, toward the park, Downtown to the upper right & the Southwest Mesa is straight ahead...

The green trees above depict the park in Spruce Park; the blue star is 409 Ridge Place NE.

In Spruce Park over the past six months, six homes have sold, ranging in price from \$250,000-~\$400,000; three are currently in Pending; & five properties are available for sale, ranging from \$269,900- \$500,000.



Click drone image below for the full listing...



**OPEN HOUSE**  
**Come see 409 Ridge Place NW:**  
**Sunday September 10, from 1-3pm.**

Contemporary Design  
Award-winning home  
with stunning City &  
Mesa views!



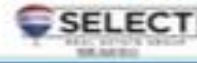
Large lot overlooking Downtown, 409 Ridge Place is a Modernist's delight, on an infill lot in historic Spruce Park. Tons to love: Spacious living room with Tongue & Groove beamed ceiling, George Nelson Pendant lights, gas fireplace centerpiece & 5 hinged patio doors that all open to grassy Hacienda-style Courtyard. Unique & expansive concrete counters in kitchen & all baths; bright dining room with Modern Fan Co fan, radiant 'toasty-toes' floor heating throughout, awesome 3-level Dumbwaiter, central vac, tons of clerestory windows throughout, Master has dual vanities, rainshower head soaking tub & forever City views from private balcony.

Plus 2 shady courtyards...Whew--come see!

# For Sale

**For Sale**  
**1/4ac**

Downtown 2025 Zoning:  
Up to 8 Stories Tall!  
Chris Lucas  
505.463.5317



## 3-D Virtual Walking Tour



Click on any image to view the  
3-D Virtual Walking Tour.

### Current Listings In Pending



I love the Matterport 3-D Virtual Walking Tour. With a click of the arrow keys--up, down, left & right--you can maneuver throughout a home, around corners and in-&-out of rooms as if you are there. Click on the Matterport link to view current 3-D Tours.