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MetroABQ Real Estate Newsletter



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

September 2016

Originally touted as a "move out of the low zone and up to the ozone," Nob Hill was an early suburb. Now centrally located in the UrbanABQ Core & one of the best walkable areas in the MetroABQ, *Nob Hill is evolving:*



Evolving Nob Hill

More infill residences--townhomes, condos & apartments--are appearing within a block of and along the Route 66 Corridor, each with their own unique contributions.

Welcome to The Carlisle Nob Hill's newest and greenest condo complex replaces an old car wash-cum-tattoo shop and parking lot on the corner of Carlisle & Central Ave, in the literal heart of Nob Hill. There are numerous energy-efficient & frankly cool features that make the 34 homes in The Carlisle special--like the 2nd & 3rd floor elevated walkway balconies, seen above during my tour of the project. I talked with developer, Kenny Hinkes, about some green features, and why he's building there, now?

[Read more on the next pages...](#)

"Courtyard Style" Over the last 10 years, many of the newer infill residences being built around Nob Hill's Central Avenue Corridor are incorporating courtyards & balconies into each unit, allowing for shared & private outside garden areas & more natural light into the home. Below is a sleek new apartment design in Upper Nob Hill near Central & Morningside, developed by Nob Hill resident Rob Strell. They include generous 2nd & 3rd floor cantilevered balcony spaces in four Tetris-style stand-alone buildings, with off-street parking. *Evolving Nob Hill continues on page three...*



Chris Lucas

www.ChrisLucasABQ.com

Chris@chrislucasabq.com

c. 505.463.5317



The Carlisle

Developer Kenny Hinkes said there was an under-utilized niche in Nob Hill, so he envisioned The Carlisle. "In Albuquerque it's hard to move down in size, without moving down in lifestyle," he said. "Albuquerque has very few high quality small spaces."



From TheCarlisle.net

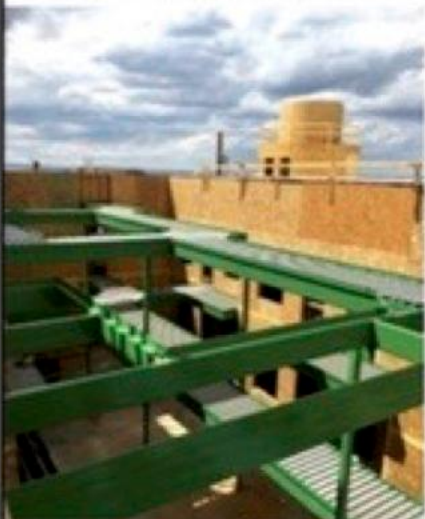
Homes at The Carlisle are reasonably & modestly sized: two bedrooms & two baths at 1135sqft is a typical condo size...Give or take a bedroom and a few squarefeet, that is generally the size of the single-family houses built around Nob Hill over the last 100 years. Below, right, is a drawing of the Penthouse elevated walkway & balcony gardens--the same 'under construction' image is on page one...

Green is the new Gold (Standard)

I appreciate many of the smart Green features incorporated into The Carlisle. According to Hinkes, many apartment-style buildings are large rectangles with a central staircase leading to the apartments on each side. The problem with that model is the central hallway linking the condo entrances has no natural light. The Carlisle is a large U-shaped building, "split in two," opening the interior to bright en plein air courtyards.



From: TheCarlisle.net



Other Green features include a rooftop solar array to offset the monthly HOA fee; electric stubbed out in the underground parking garage for eventual electric car charging stations; ductless HVAC 'on-demand' system with three zones, so the heat and cooling in each part of the home can be regulated for better energy efficiency; efficient LED lighting in public areas. Hinkes explained that the #1 issue folks have with condos is noise from neighboring units, so he had installed triple-pane windows and double-walled construction, which helps damper the sound between the units; however, that is not the best part: The Carlisle uses a product called Acoustiblock which is a dense rubbery material that effectively stops sound before it vibrates the structure. According to Hinkes, it's the best sound barrier available.

Left is an interior view of the 3rd floor elevated Penthouse walkways.



Evolving Nob Hill

On major transit corridors, surrounded by historic homes and businesses, and among wonderful shops and restaurants, Nob Hill is more important than ever before: as the MetroABQ grows and matures, more infill housing opportunities are becoming available. Clockwise from top right: The Place in Nob Hill, on Central Ave, has 27 high-end two-story condos, each with dramatic balcony views. Award-winning Richmond Street Studios includes covered pedestrian & auto passage access to the courtyard for the eight units. [Platinum Luxury Apartments](#) is LEED Platinum certified and also includes balconies. One Ten Richmond, another infill project by Hinkes, bills itself as "a blend of mid-century modern and contemporary architecture."

The Upper Nob Hill Aliso Townhomes back up to Morningside Park & have great interior shared courtyards and balconies; & the Aliso II condos is another Tetris-style project with plenty of surrounding greenspaces.



Unless otherwise indicated, all photos and text are by Chris Lucas. 505.463.5317

historic & vintage housing styles from the 1920's-1950's, including Mediterranean, Pueblo Revival, SW Vernacular, Territorial, Bungalow, Art Deco/ Streamline Moderne & Mid-Century; they exist alongside duplexes & the occasional small apartment building. These hundreds of historic homes within Greater Nob Hill are often replete with period features that add wonderful character to the neighborhood.

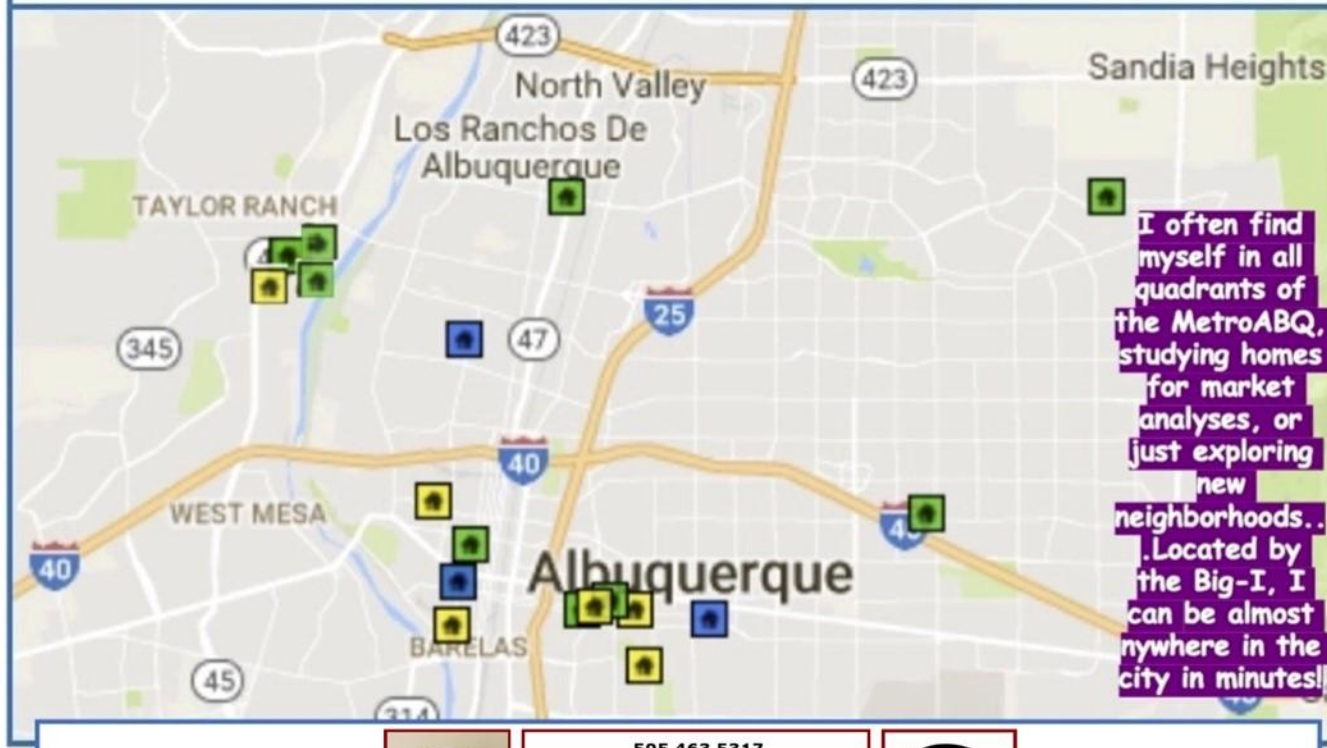


Evolving Nob Hill

Above: a modest brick home built in 1937 in the Monte Vista Addition of Nob Hill; below right is a Pueblo Revival home built in 1935, in the Granada Heights Addition south of Central Ave; below left is an historic 1928 Monte Vista Addition home, converted into a duplex in 1938, one of dozens of historic duplexes mixed in with the single-family homes in the Greater Nob Hill group of neighborhoods.



Click on any of the 17 properties to view the Visual Tour Inventory. Activity over the last 30 days: **Green-Active**, **Yellow-Pending**, **Blue-Closed**.



505.463.5317
 ChrisLucasABQ.com
 NobHillNeighborhoods.com
 Chris@chrislucasabq.com
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