

# MetroABQ Real Estate Newsletter

Including Rio Rancho, Corrales, Placitas, Atrisco Valley, Los Lunas & the East Mountains.

**:December:**

**Images from Placitas**

**Knobs & Pulls Can Be Exciting**

**Splendid Sandia Heights home (for rent)**





## Placitas

The sleepy little hill town of Placitas is a unique place. Placitas is not a shopping destination--you won't find any mega-strip malls there, or even many quaint locally-owned trinket shops selling T-shirts. Placitas is a place to go to unwind & relax, while immersed in amazing scenery. The name of the town is not accidental.

The village of over 4000 residents is tucked into the northern Sandia Mountain foothills, eight miles north of the bustling MetroABQ urban area. Within seconds of

arriving onto the winding one-lane back-roads, hopefully your shoulders have relaxed a bit.

But only for a bit: the town was built on the rough terrain of the spine of the Sandia Mountains, so while you're taking in the stunning views, be prepared to grip the seat in front of you while going down the next steep foothill. That's part of the fun.

Every year in the fall, the self-guided Placitas Garden Tour brings you to homes in places you might never find yourself--high up on the mesa gazing at the Jemez or Santa Fe Mountains to the north, or down in a lush valley viewing a residential garden in a canyon along Huertas Creek. I try to go every year, because each time it's a new experience.

The above images are from one of the properties featured on the tour. The owner placed thousands of rocks, stones & pebbles "clustered carefully by their color & composition" into intricate patterns, creating pathways to different gardens & sitting areas.

"The property sits on top of a ridge that falls steeply down to the Las Huertas Creek & has a stunning view of the north face of the Sandias." -quotes from the Placitas Garden Tour booklet. The Las Huertas river valley can be seen below.





**A birds-eye view:** Homes on the Placitas Tour sometimes have interesting architecture, like the colorful birdhouse above, which is at the terminus of one of the rock garden paths, described earlier. The Sandia Mountains & the excellent cloud-cover always create a nice, dramatic background.



The often adobe-built [Spanish Pueblo Revival](#) architectural style is prominent in Placitas, unless it's not. Directly above is one of the not-Pueblo-style creations, a recently built modernist home, with shady south-facing covered steel overhang, & a squared arch at the entry from the path. The designers capitalized on the complete circle 360° views, which include the Santa Fe, Jemez, Ortiz & Sandia Mountain ranges.

Instead of [traditional canales](#), this contemporary home also takes advantage of the rainwater, by directing runoff from the roof through pipes in the walls to seven deep detention ponds that keeps the water on the property. This allows trees & perennials to benefit from natural rainwater.

It's about the views: below is a path that appears to continue perhaps long after the property ends. In the image, the Santa Ana black mesas are the background. The black mesa runoff feeds into the [Jemez Canyon Dam](#), a reservoir tucked into the lowlands of the foothills. With an hour or two to spare, it's one of the numerous hiking destinations in the area to explore.





**Above:** Quite the green scene at another of the Placitas gardens, above.

**Below:** You think you love your dog? How about creating a doggy lap-pool, as owners of another home on the tour did, below. The water feature was installed to be accessible to their older, arthritic dog; I imagine her/his name is **Lucky**.



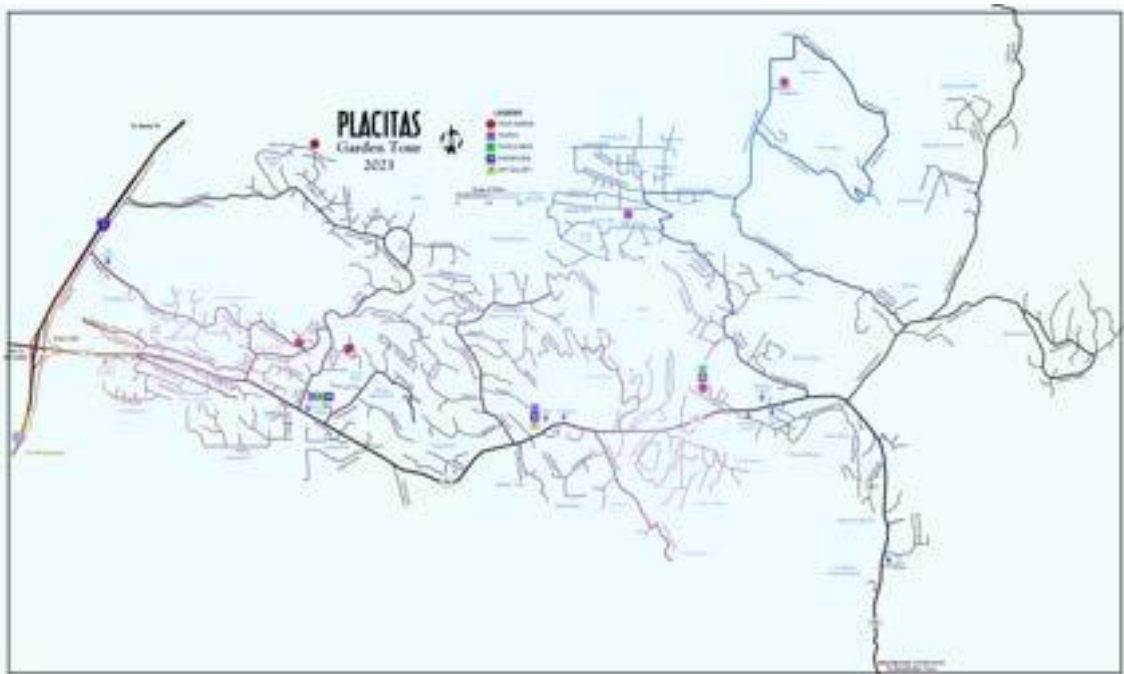




### Happy Garden Life

With healthy high desert gardens comes a healthy array of insects, & those that would eat them. Two images above is a wasp-ish flying bug/pollinator that is rather impressive. I love the fluorescent blue abdomen & head, but from afar. Directly above is a gecko or a lizard found in the same garden...

Below, my first quick guess might have been Grapes, had there not been the needle-like grey/green leaves tucked in with the berries. This healthy juniper bush specimen has clearly had a banner year, along with all the other fortunate plants in the garden at this property.



### What--no grid pattern?

Placitas lives among the hills, & the roads there are not as they seem...Above is the [Garden Tour '23](#) map. Each road seems to skirt around some hill, or traversing an arroyo; they often end at a high ridgeline with views spanning miles, or along one of the many streams that make up the lower landscape. The drive to any Placitas destination can become an adventure.

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### Knobs & Pulls

Are you about to embark on a full kitchen/bath remodel? Or perhaps you are simply looking for a quick & easy refresh. A friend recommended a little-known (to me) hardware store that focuses on the handles & knobs aspect of remodeling. TJ Hardware lives a bit off-the-main-drag: north of Candelaria & west of Carlisle Blvds. It's worth finding because it carries by far the best selection of pulls, knobs & other

hardware in the MetroABQ.

Besides providing a large array of style choices, it's a great resource. Gripping a knob or pulling on a pewter cabinet pull allows you to see & touch what will be seen & touched in your kitchen for years to come. Some pulls are made of lighter metals like aluminum & don't provide the same feel as heavier metals like brass or steel. Hold two of them in your hand & notice the difference. Close to the top right corner of the display in the image below, is an oval knob attached to a small chain. Grab that solid cast bronze knob & feel the weight & the size to see if it would work for you--when only ordering online, that's not possible.

[Old-style latches](#) are there too. For a project of mine, a few of them will be added to some of the original hardware that has been restored. It's difficult to tell the difference between an original pull from 1938 & the newly purchased hardware.

It's definitely worth stopping by if you are looking for a change of view...







### **Welcome to Sandia Heights**

Sitting in the foothills of the Sandia Mountain chain, the extensive neighborhood of Sandia Heights borders the National Forest, & many homes live on almost an acre or more. That's one reason to live there or visit...Here's another:

The views are spectacular! You can see 60 miles toward Mount Taylor to the west; closer to home, the West Mesa is stunning in the sunset. Meanwhile, the Sandia Mountains are just behind you. Staring into the future while enjoying the scenery in front & all around is what makes Sandia Heights so impressive.

### **Introducing [751 Tramway Lane NE](#)**

Perched east of Tramway Blvd, the fully-furnished 3 bedroom/3 bath, 2500sqft Sandia Heights home is for rent, for \$3100 per month. Enjoy the stunning west views from the private primary bedroom balcony, or gaze at the gorgeous mountain views from the jetted tub in the primary bathroom.

See the [3D Tour, linked here](#), & also click on the Dollhouse image just below-- then give me a call.

And thx for making it this far...





As interest rates fluctuate, many people are seeking mid-to-long-term rental solutions. Good property management--for **both tenants & owners**--is more essential than ever. Going on a year-long sabbatical? Call me--I quickly find good, temporary & long-term tenants for all the properties I manage.

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I continually seek out the hidden gems in all areas for my **Buyers**, & am a tireless promoter for all of my **Sellers'** listings. I love talking real estate...

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