

February
Designing Your MetroABQ Dream Home
North ABQ Acres Fun Facts





Building A Custom Home in North ABQ Acres...

If you're reading this, like me, you're probably interested in all things real estate, especially the design of it all.

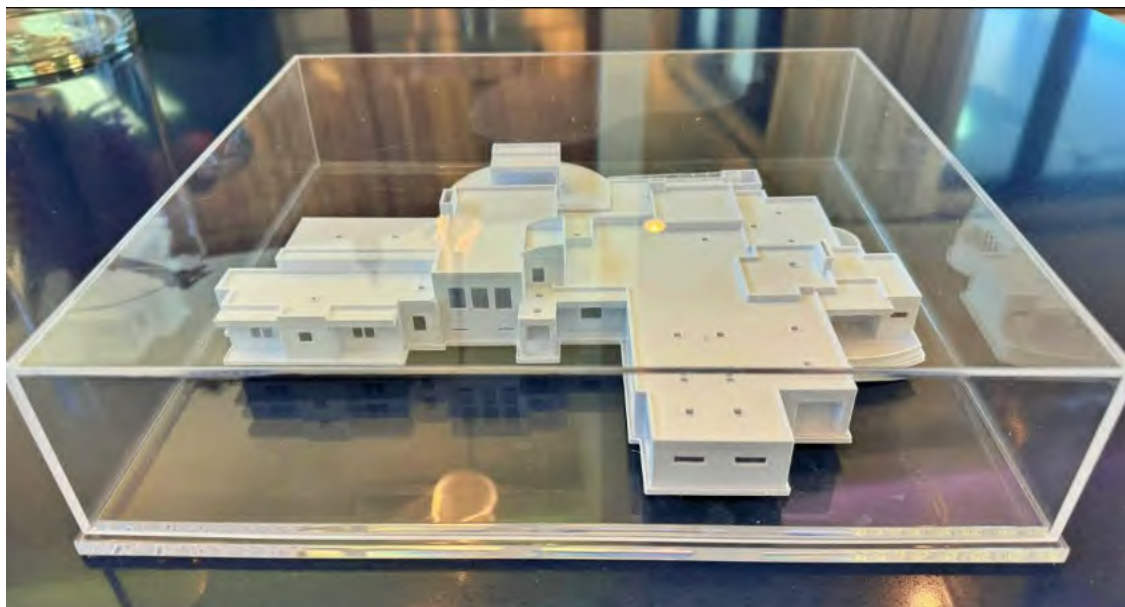
Imagine that you are able to design every aspect of your new home--from the placement of the residence on your property for optimum views, all the way to choosing the [starfish-shaped cabinet pulls](#) for the aquatic-themed hall bath. Where would you find your inspiration?

Open Houses are a good start. When there was more property inventory in the MetroABQ, yearly I'd see hundreds of folks taking advantage of the many [Open Houses](#) available; many arrived with notebooks, jotting down the designer of that kitchen, or with tape-measures to see what fit.

Clients/friends of mine recently did that: Working with me, they bought an almost-acre of land on a limited-access corner in North ABQ Acres, & designed their home from top to bottom.

Their project began casually--at first I'd see them at certain open houses (with notebooks in hand) that seemed to align with their tastes. Then they asked to see homes for sale in the Albuquerque market. I love checking out houses, so I was thrilled to be included in that aspect of their journey. Then they devoured online sources, & highly recommended Pinterest. I typed 'Mid-Century' into the Pinterest search engine & became happily lost in there for far too long...

The top image was taken from the backyard of the home, facing east toward the Sandia Mountains; the striated rammed-earth banco is an excellent visual draw. Just above is a portion of the 5000sqft home, with the Sandias peaking out just above.



Above & below:

Above is a finely-detailed maquette, or sculpture of the home, perfectly to scale.

The image below was taken from the rooftop deck, seen in the top right corner of the home behind a small railing, in the maquette above. A spiral staircase leads you up to the deck, revealing stunning 360° views. From your unique perch atop the home, you can gaze across the city, imagining the almost one million inhabitants that surround you...

Always glad to give a shout-out to good contractors I know, the owners worked with [Pascetti Steel](#) for the [overhangs](#) & the other metalwork, like the [steel fence](#).



Wandering the 9/10th of an acre for a bit longer, you come across the pool, put to sleep for the winter, & below is the four-season greenhouse, depending on if you grow in summer.





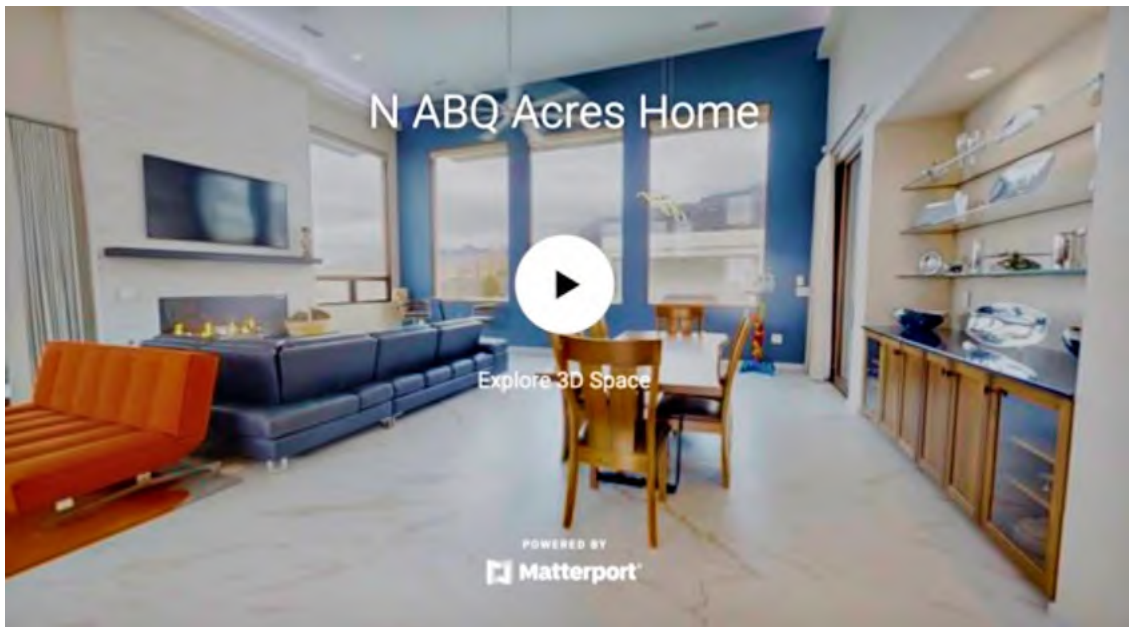
The owners ordered the flex-tube lighting above the entry door & above the walnut dining area table from a [Canadian company](#). Perusing lighting websites, you realize the sheer number of unique lighting fixtures that are out there.



Come on in...

In creating your living space, do you want plenty of morning & afternoon light? The owners imagined picture windows in the living area that face east toward the mountains, & clerestory windows that enlighten the kitchen in the evenings, above & below.

Do you prefer walnut? The owners do & designed all wood features using it, including the walnut table above.



3D Virtual Tour

The owners were gracious hosts, even allowing me to create a [3D Tour](#) of the home's main public area, linked just above. 3D Tours are very valuable. In the 3D Tour for the [N.ABQ Acres](#) home, you can 'walk' around the dining room & living area & into the kitchen; you can even take a step out the front door.



The owners included some quirky & fun designs into the home, one of which is the river-of-rock wall above, that relaxingly wends its way to the Primary bedroom suite.



From your Primary bedroom suite, more large picture windows to capture the mountain views.



Given the opportunity, how would you design your walk-in closet? This one, the Princess Closet, has enclosed wardrobes to protect the best garments, & is

designed for numerous activities. The image only represents a portion of the closet: it also curves around the corner...

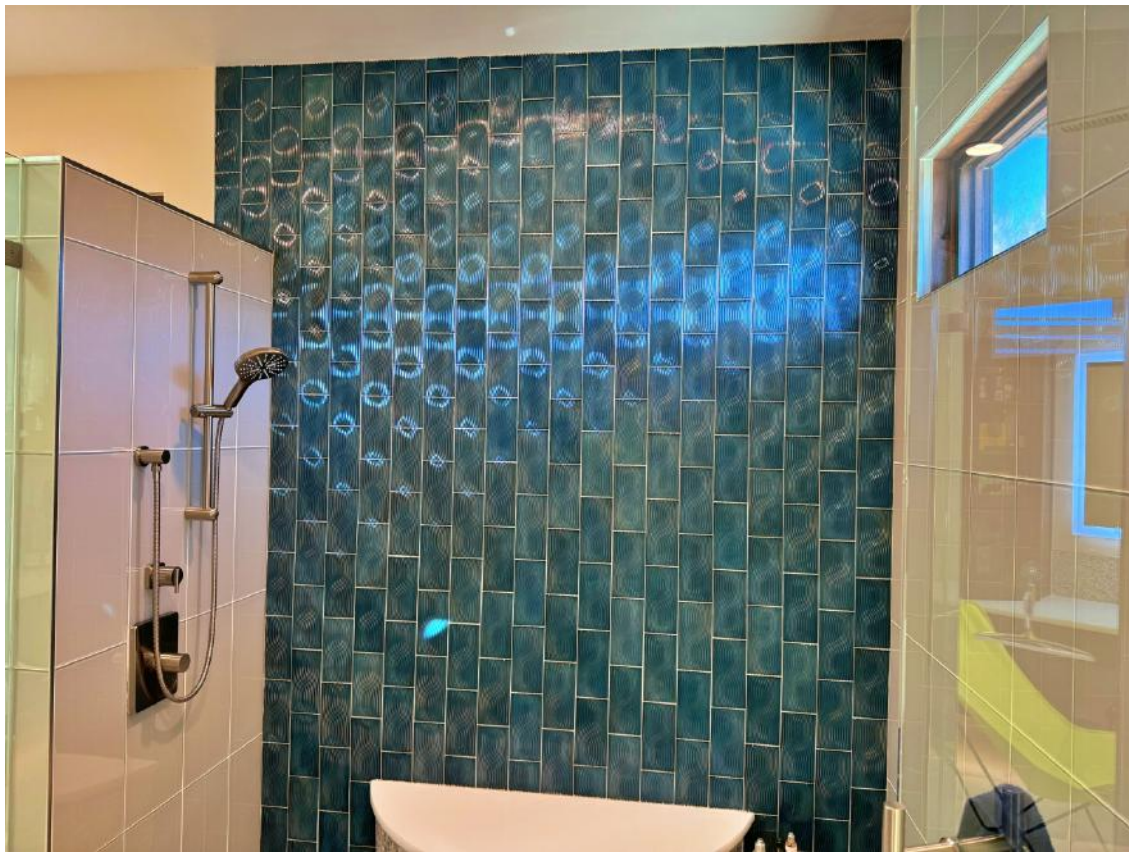


Are you ready to design four bathrooms?

There's the Primary bathroom above, with Calla Lily tub & soothing LED bubblewall fountain. There's the hall family Wedding Bath, below, with Calla Lily sink, Italian lamp & sleek metallic wall tile. The 'wavy shower' with glass [quarter-round tile](#) is below that, & another bath has unique, almost iridescent subway tile.







If you were able to design your own house, how would you design it for your best friend(s)? Dog-loving touches abound throughout the home, like the dog-paw doorbell & dog-bone-shaped pool. Clearly these are very lucky dogs.



The doggy-shower room is essential after those long dirty days sniffing & romping around the property. There's also a spacious coyote-proof outdoor play area that looks inviting, but is only for the dogs.

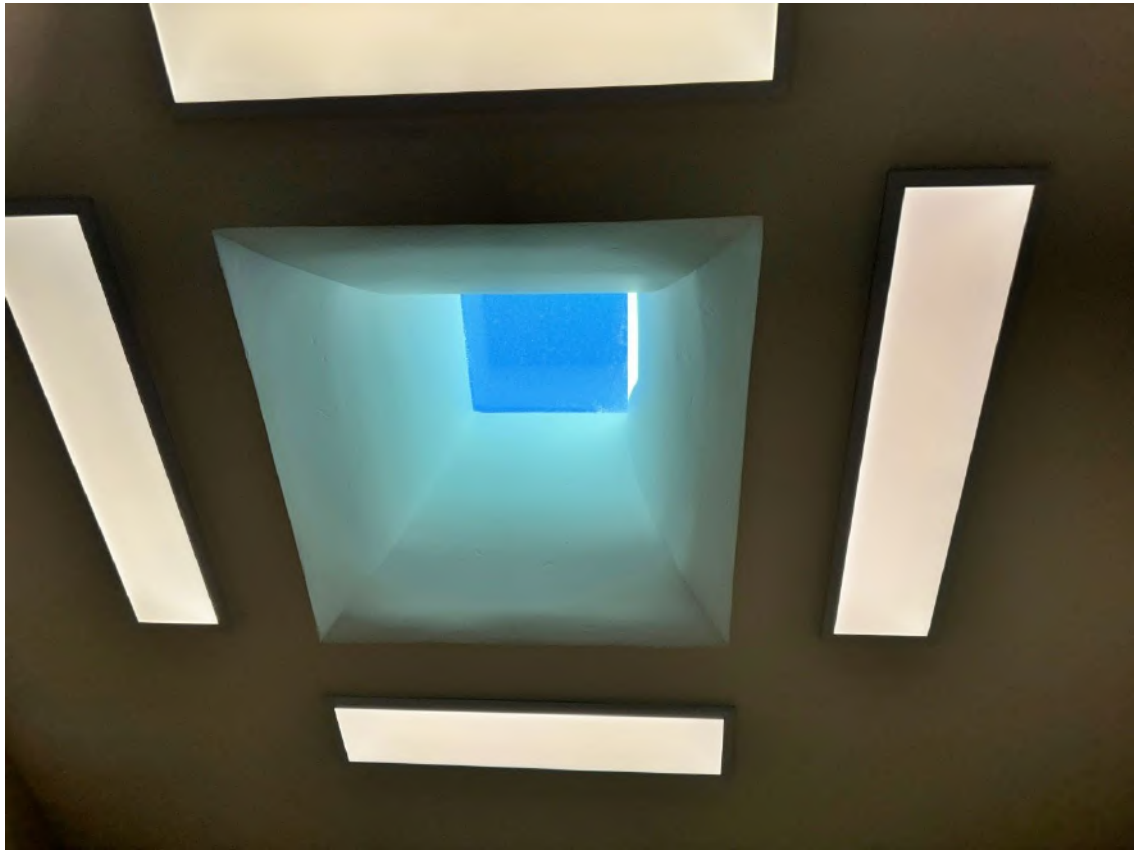


The dogs & Princess may have top billing, however, there was also room to incorporate a treat for the other half of the couple: the extensive Scotch Bar features over 100 single-malt scotches--if you've heard of the Scotch brand, it's probably there. I didn't see any Macallan 39; though I imagine it's safely stashed in a temperature-controlled Scotch cellarette for safe-keeping.



There are many other interesting design touches about in the house. The neon red or green entry chilies are another example.

Below is an owner-envisioned skylight with rounded inset cove design, which seems to glow when sunlight hits it a certain way. Skylights provide natural light deep into areas of a building, which makes them extremely valuable additions. The owner of the N.ABQ Acres home clearly knew that...





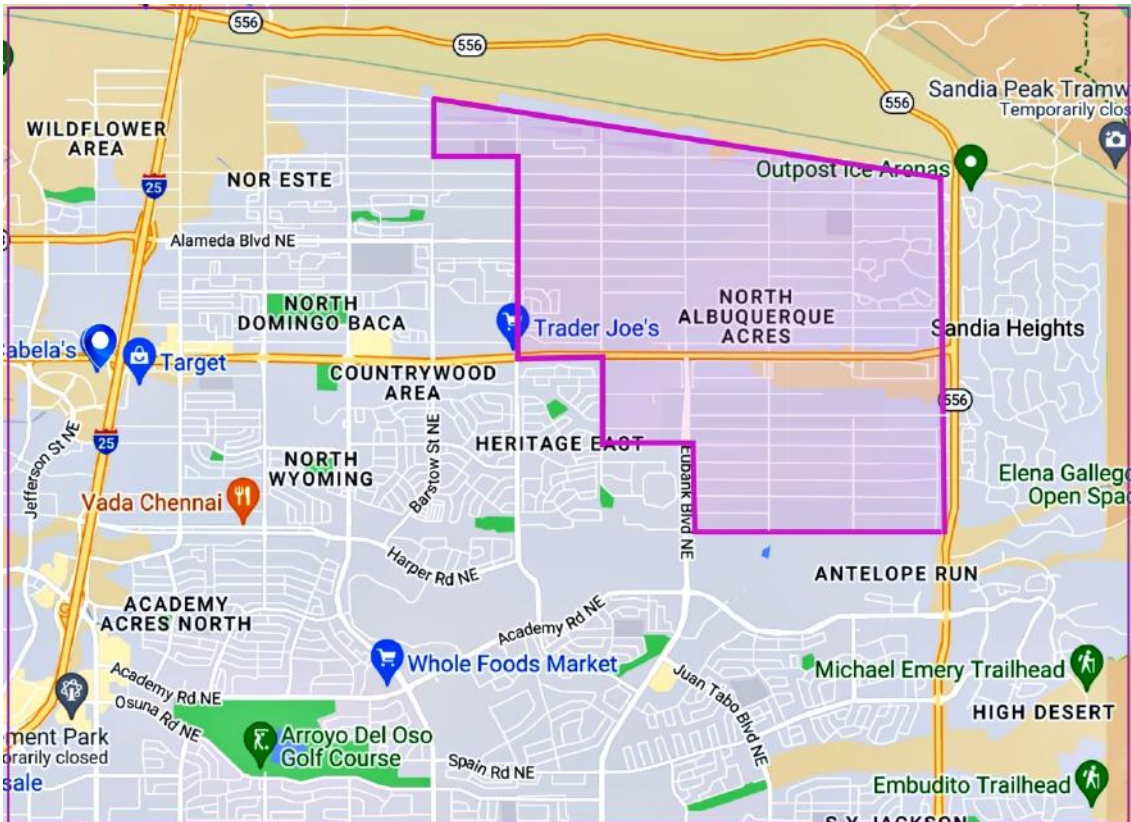
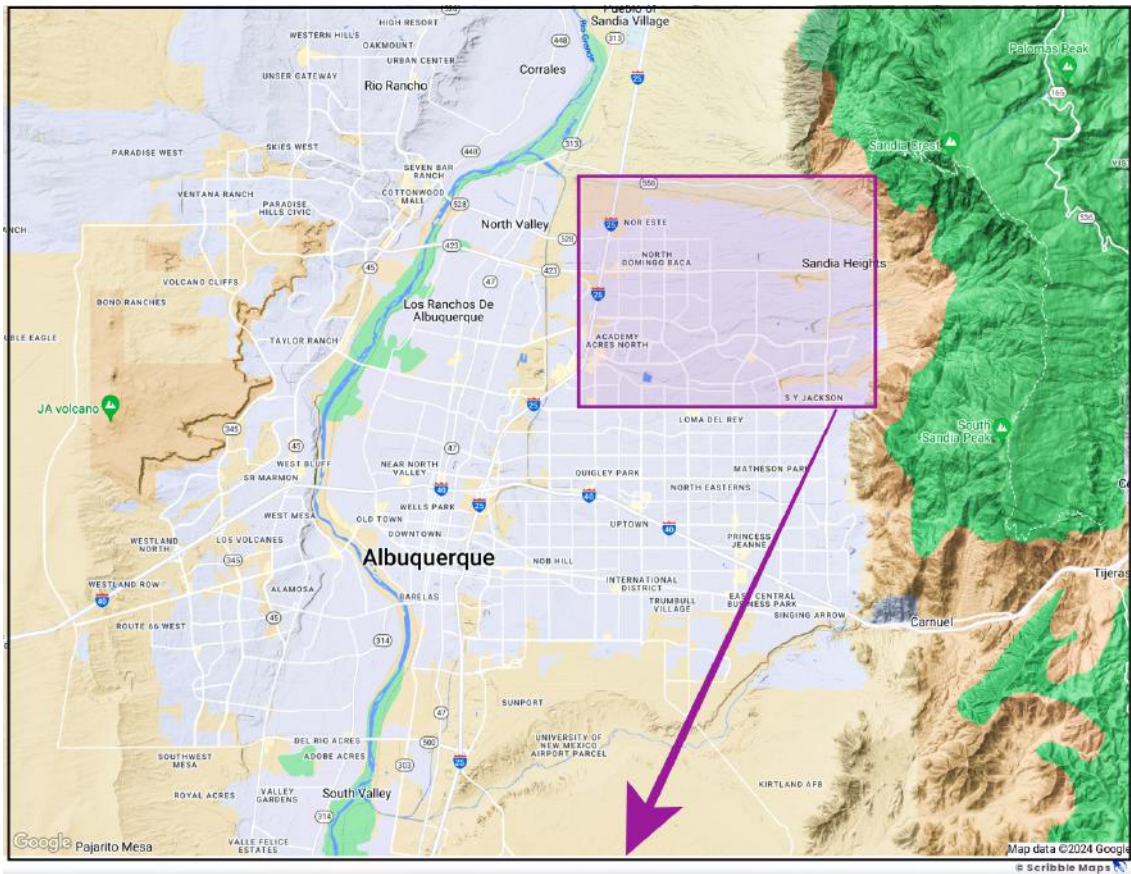
Multi-generational

The owners wanted to provide room for their families moving forward, so they included an attached 800sqft In-Law apartment, with its own entrance & garage; the kitchen is above. Accessory-dwelling units (ADU's) provide good flexibility, allowing for different configurations for visiting or longer-term family members.



A Garage Gallery. I love the one-way mirror garage doors, above, that let diffused light in but keep the contents--in this case a black Porsche Spyder, below--private.





North ABQ Acres Almost-Acres...

Bordered by the Pueblo of Sandia to the north & the Sandia Heights community to the east, N.ABQ Acres commands quite a presence in the north east corner of the Metro. The city-like grid-patterned street map may look like many other parts of town; however, this is not a typical MetroABQ neighborhood. N.ABQ Acres is all about space.

Sitting at a little over five square miles, the community is one of the least populated sections of city, with at about half the population per capita than the average in the rest of the city, according to City-data.com. This is because the vast majority of the residential lots are almost an acre, many sitting at .89acre; hence the name. Almost-acre lots in N.ABQ Acres affords enough space to build your home, & to rejuvenate in the copious space surrounding your home.

It's not inexpensive to live there...The median income for N.ABQ Acres is \$138,000, compared to the average for the city of \$58,000. With a 2021 residential population of 8,000, more than 1000 of them make over \$200,000 yearly.

Over the past year, according to the MetroABQ MLS, 115 single-family homes sold in N.ABQ Acre, with the average sales price around \$915,000. On average, each home included over 3800 squarefeet. The most expensive home was \$2.65 million; the least expensive was \$420,000. Meanwhile, the city median sales price is around \$350,000.

The homes go fast there, with an accepted offer received on average after only 21 days on the market, compared to an average of 34 days-on-market for the rest of the city. At the moment, there are only eight homes for sale there, & 14 homes currently under contract.

Again, North ABQ Acres is all about owning your own space, & apparently, the spaces are selling quickly...

**Thank you for reading this edition & for making it this far.
Enjoy the month!**



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I am a dedicated seven-days-a-week real estate professional, representing clients for 15+ years throughout the MetroABQ—I love this city!

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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My 3-D Virtual Tours



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