

Early Fall

MetroABQ Open Houses

UrbanABQ's Southern Hemisphere

Finding your happy place: 3 homes & 3 neighborhoods south of Central



UrbanABQ

Albuquerque is full of fantastic places. Some of the best MetroABQ neighborhoods thrive in the more populated sections of the city. These urban neighborhoods generally populate a mile north & south on each side of the Route 66 Motherroad. It's where the density of buildings & extensive infrastructure support the most people, places & things. It's UrbanABQ.

These established neighborhoods are unique in large part due to their location & history. Some were platted over 100 years ago--the majority built from the 1920s to the 50's & 60's. And here they are today, flourishing, as vibrant & attractive as when they were young. From the MLS's Days-On-Market measurement, home sales in the UrbanABQ area of the Metro are wonderfully robust.



Private Spaces

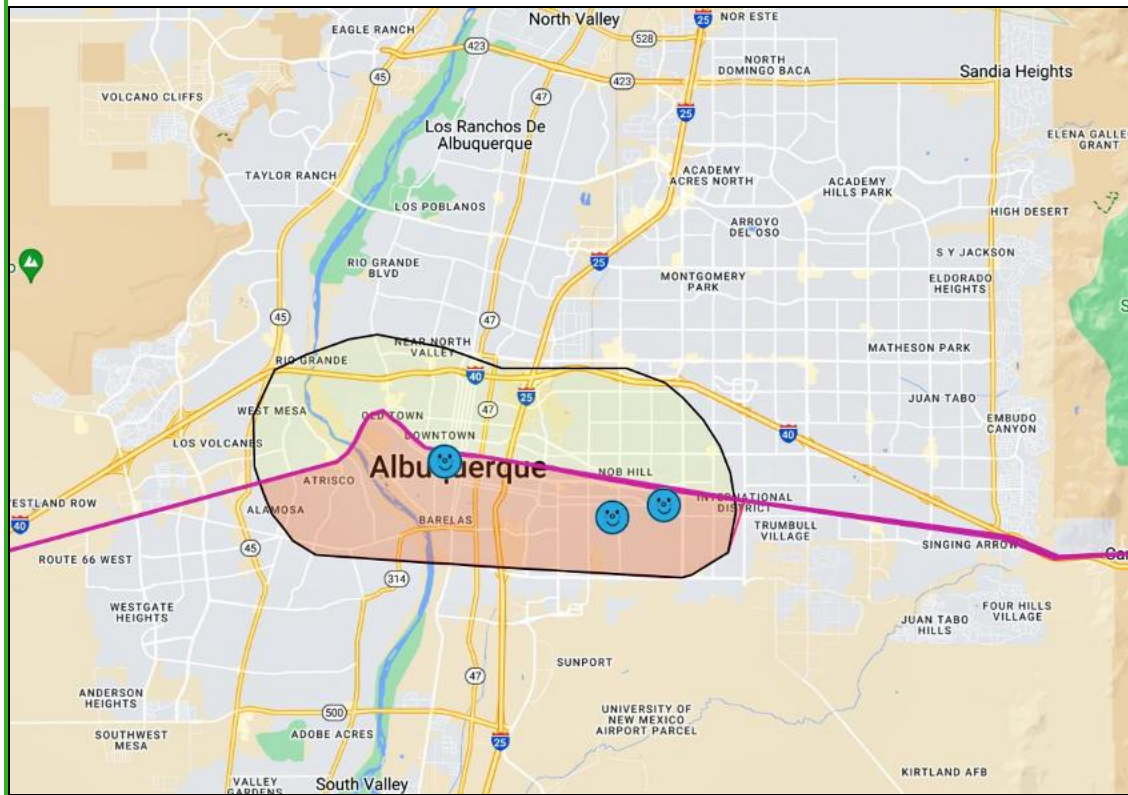
The three example homes were built using very different styles, they vary quite a bit in age, & they live in different interesting neighborhoods south of Central Ave. An aspect that brings them all together is that their outdoor (& indoor) spaces weren't designed cookie-cutter-style, but with individual comfort in mind.

Private (green)spaces help augment our quality of life, & can make or break a property. Doing it right is what makes these homes continue to be special. They don't all have to be serene urban oases, but it surely helps.



UrbanABQ

On the map, below, UrbanABQ is generally the area of the bean-shaped black circle. Other areas of the city also have similar urban characteristics. UrbanABQ is the largest, spanning the width of approximately six miles long by four miles wide.



Get your kicks south of Route 66

The dented bean in the middle of the map, above, represents the more urban sections of the Metro. With a greater density of structures (residential, commercial & civic buildings) & a lot of extensive infrastructure (think active transportation lines, crosswalks/sidewalks & retail stores), more people are able to live there. The magenta line that runs through the middle of the map is Central Ave/Rte 66, which is one of the axes of the Metro's address system.

The southeast & southwest quadrants, which not coincidentally includes some of the oldest neighborhoods in the city, make up the southern hemisphere of the city, shown in peach.

South Side Communities in the UrbanABQ: The peach lower section of the flattened circle on the map is the SW & SE sections of UrbanABQ. The area has many neighborhoods you might recognize: West Park, the Country Club area, Huning Castle, Reynolds Addition, Barelas, South Broadway, half of Huning Highlands & EDo, the University Neighborhoods--including Sycamore, Silver Hills, Victory Hills & University Heights--half of Nob Hill, all of Parkland Hills, Ridgecrest & the SE Heights.

Each of these neighborhoods is unique. That's evident by the variety of houses you can see as you drive through. I am fortunate to have just listed three of these homes, all with fantastic greenspaces, that thrive in the southern section of the UrbanABQ. A sample of each is seen in the three images above. The Happy Face symbols on the map are where each home is located.

■ ■ ■





The Raynolds Addition

This vibrant, 56-square-block mostly residential community sits comfortably between the ABQ Country Club, the historic Fourth Ward, & the oldest neighborhood in the city, Barelas. It's tough to compete with those three powerhouse sections of Downtown; however, Raynolds does so in a unique way.

The Raynolds neighborhood is funky & eclectic. It's like your cool aunt or uncle, who's playful & fun, yet responsible. The houses don't always conform to what one might expect, as many have been added onto or subdivided into smaller apartments.

There are a few parks--like the Bennie J Hargrove Park--& it's steps from other greenspaces surrounding it. Raynolds is adjacent the ABQ BioPark, so hearing elephants & penguins from your house is part of the charm. It also touches the Downtown Growers Market, the largest farmers market in the state, held on Saturdays. It's a unique neighborhood.

Over the past year, homes sold in the Raynolds Addition neighborhood were priced between \$195,000 to \$425,000, which includes townhomes & condos, along with single-family homes. The size of homes ranged from less than 800 squarefeet to a little over 1800 squarefeet. The average sold price sits at \$300,000.

The two images above & the image below are greenscape scenes from the property...



About the home;

An excellent example of the Reynolds Addition eclecticism is the fabulous 108 year old Victorian Cottage that lives on Iron Ave, seen in the three images above; the images feature greenspaces from various places on the property. The home sits amid an 'urban garden' on the property. It's a compact 1-bedroom/1-bath (640sqft) home with detached backyard adobe Casita (350sqft). This is an excellent opportunity to own a 2-unit rental property--live in one & the 2nd unit helps pay the mortgage. The property is lush with shaded outdoor lounge areas among planned greenspaces.

See the 3D Tours:

[1110 Iron Ave SW -- 3D Virtual Walking Tour](#)

[1110 Iron Ave SW Casita -- 3D Tour](#)

[View the full listing.](#)

Just below is a scene from the bedroom in the main house, with three walls of windows, overlooking the front gardens. Below that is an image of those front gardens & a mural, painted by local muralist Albert Rosales; notice the little cat-door cat-walk coming from the house.







Ridgecrest

Walking the tree-lined median on Ridgecrest Boulevard, it's obviously a neighborhood where people take pride in their homes & properties. It contains a critical mass of high-quality housing, including million-dollar homes, most with unique character & larger yards than many other places in the city.

Wherever you are in Ridgecrest, you're surrounded by numerous parks & grass-to-roll-around-on front yardscapes. Sitting between the shops in Nob Hill, Parkland Hills & the SE Heights, Ridgecrest is full of shaded little pocket parks that lower the summertime temperatures nicely.

The neighborhood features numerous exquisite Mediterranean Revival style homes; an example is the third image above. The other two images just above take you to the private red brick back courtyard, with a Kiva fireplace & sitting areas.

In the past year, single-family homes that sold in Ridgecrest were priced between \$260,000 to \$925,000. The size of homes ranged from 1216 squarefeet to a little over 4000 squarefeet. The average price was \$550,000.

Mediterranean Revival style appreciates interesting or stylized doors, & the home on Ridgecrest Drive has them in abundance. See the two images below, from the property.



About the home:

This striking Mediterranean revival home on Ridgecrest Drive is a showstopper. Classic red clay tile roof, white stucco & ornate archways? Definitely. Large windows & arched doors for letting in light, all connected to a fabulous courtyard for relaxed outdoor living? It's here. Also, it includes a Sunroom that looks out over Ridgecrest, with Sandia Mtn views; tons of windows & natural light + a large backyard brick patio with Kiva centerpiece & an oversized garage.

See the 3D Tour:

[709 Ridgecrest Dr SE -- 3D Virtual Walking Tour](#)

[View the full listing.](#)

Below is a scene from the sunroom, facing the Ridgecrest parkway walking spaces, that pass in front of the home.





Parkland Hills

The motto attributed to Parkland Hills when it was being built in 1926 was *Just a Whisper from the City, and a Mile Above the Sea*. Almost one hundred years later, the slogan still holds true. Based on population density, Parkland Hills is an established suburban neighborhood, sitting on the edge of the UrbanABQ--a whisper from the city; also, Albuquerque still has the highest elevation of mid-size American cities & up, & Parkland Hills sits almost at the mile high mark.

It was envisioned as a suburban neighborhood--see the map below--so the homes had a more conventional design than its western neighbor Ridgecrest, & are often populated by Ranch-style homes.

Location is key, & Parkland Hills is in an important place. According to NeighborhoodScout.com, the area is an excellent option for bicycle commuters--Nob Hill, Downtown, UNM & Uptown are all nicely bikeable from there--& more folks bike to work from Parkland Hills than almost any other place in the city.

Over the past year, single-family & attached homes sold in Parkland Hill were priced from \$230,000 up to \$900,000. The size of homes ranged from 819 squarefeet to over 3700 squarefeet. The average sales price was just above \$350,000.

Above is an image of the Parkland Hills home, currently for sale; more images below.



Parkland Hills SE

With winding streets that make the neighborhood resemble a cool jigsaw puzzle, **Parkland Hills** truly has a suburban feel, with large mostly grassy front yards & a bunch of established parks interspersed throughout. The happy face on the map is where the subject property--4720 Trumbull Ave SE--lives...Below is one of the outdoor sitting areas on the property.





About the home:

Three reasons to look forward to coming home to your blonde brick Parkland Hills address: tons of personal space & tons of privacy, all set amid the stunning greenscaped property. With over 2000sqft, including the large Primary bedroom--with a wall of closets & tons of clerestory window light--there's plenty of space to stretch out & tons of privacy to relax in. The lush landscaped backyard with grass-to-roll-around-on brings it all together & is complimented by the generous-sized light & bright Sunroom overlooking it.

See the 3D Tour:

[4720 Trumbull Ave SE -- 3D Virtual Walking Tour](#)

[View the full listing.](#)

[Open House Sunday October 6th, from 12-2pm.](#)

Above is the carport & east side of the 2081sqft home, covered in Boston Ivy. The one-car garage with extra storage sits behind the carport. Below is a scene from the Sunroom, looking into the lush backyard.





Do you enjoy Open Houses?

They are great weekend activities, allowing you to view houses & to experience how other people live; you can't help but gather ideas for your own current or future home.

There aren't too many places that display the weekly open houses in the Metro. Chrislucasabq.com has a web page dedicated to weekly MetroABQ open houses. This week the top listing on the open house page is for [4720 Trumbull Ave SE](#), the property mentioned above that just went on the market this week.

[The Open Houses list & links is here.](#)

Enjoy!



Open Houses

Open Houses

Chris Lucas' weekly Open Houses are listed first, followed by Open Houses from most to least expensive.



4720 TRUMBULL AVENUE SE
ALBUQUERQUE, NM 87108



\$443,000 Beds: 3
Sq. Ft.: 2,081 Baths: 1 | 1

14 B CALLE MI GUSTO
SANTA FE, NM 87506



\$2,153,000 Beds: 3
Sq. Ft.: 3,379 Baths: 3 | 1



61 DON JULIO ROAD
CORRALES, NM 87048



\$1,695,000 Beds:
Sq. Ft.: 4,506 Baths: 0 |



102 RABBIT ROAD
SANTA FE, NM 87508



8707 OAKLAND AVENUE NE
ALBUQUERQUE, NM 87122



15 COYOTE RUN
PLACITAS, NM 87043



Thx for reading.

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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.



I am a dedicated seven-days-a-week real estate professional, representing clients for over 17 years-- I love this city!

I continuously seek out the hidden gems at any price-point for my Buyers, & am a tireless promoter for all of my Sellers' listings. I love talking real estate.

Chris Lucas
Broker/Property Manager

505.463.5317

ChrisLucasABQ.com
jebalucas@gmail.com

Chris Lucas
Real Estate



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Mailing address:

Chris Lucas Real Estate

PO Box 40081

Albuquerque, NM 87196

To reach Chris, call or text: 505.463.5317