

MetroABQ Real Estate Newsletter

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

June

**The MetroABQ 2021 Parade of Gardens Tour:
Sandia Heights & North ABQ Acres
&
Seeing Under The Floor...**



The 2021 Parade of Gardens in ABQ Tour

The Metro [ABQ Parade of Gardens Tour](#) was back on this year! Hundreds of the curious headed to five gardens surrounding luxury homes in the northeast quadrant of the city. Sandia Heights, a Foothills community that abuts the Sandia Mountains, & North ABQ Acres, which sits just west of Sandia Heights & borders the Sandia Pueblo lands to the north, were featured.

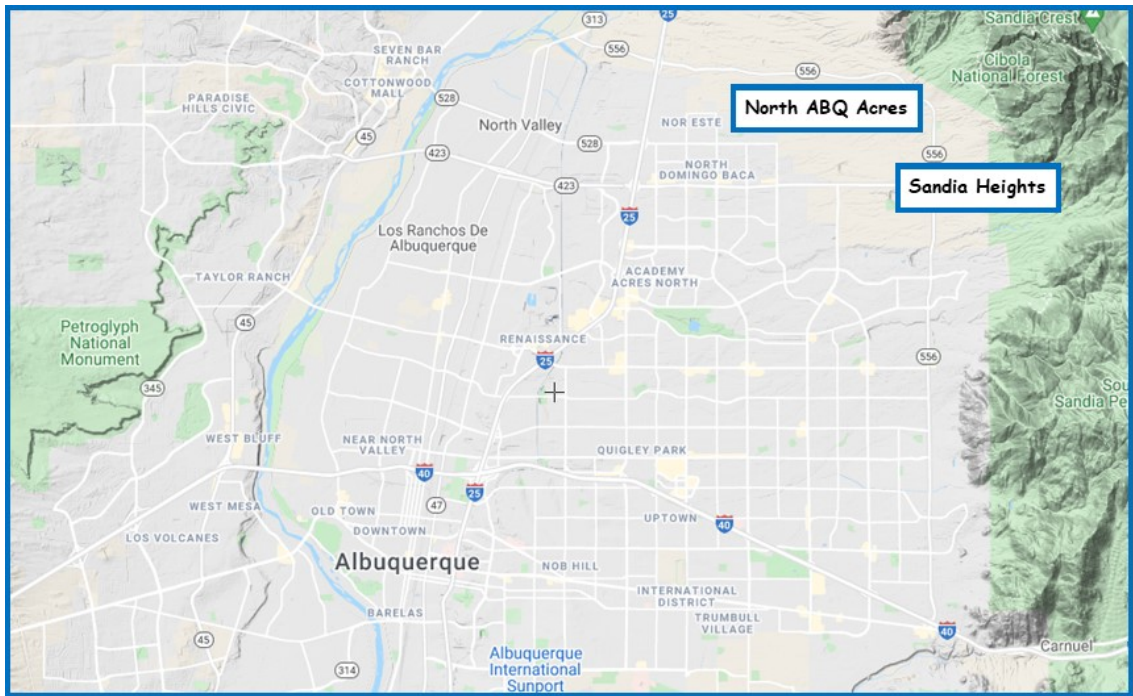
Above & below are images of probably the most grand of the homes, with stunning

Sandia Mountain & Pueblo views; yet the home with the youngest gardens on the tour. Sitting on the border between the Sandia Pueblo lands on Elena Drive (a herd of 35 buffalo roam & graze in the Pueblo pastures just across the property fence), the home & property was just completed in 2019. The layered modernist home itself is well over 6000sqft (going inside was off-limits) & the wraparound courtyards provided 360 degree views; however, the 'spray-seed' ([hydroseeding](#)) creation of the garden was what I found most interesting.

From the brochure: The owners felt that "native plants were a priority & water conservation a must. Utilizing a spray-seeding operation in early 2019, even before the house was complete, was primarily the way this property was planted in so short a time. Seeding in the upper berm included native shrubs, perennials & wildflowers. By mid-summer 2019 there was an amazing amount of vegetation growing in those areas. Additional grass spray-seeding & individual plantings of trees, shrubs, native cacti, succulents & grasses filled in the blanks."

You can see the results of the spray-seeding in the top image to the right, & on the bottom of both images directly below. More images of the property [here](#).







The Sandia Heights community sits along the eastern edge of the Metro, bordering the Sandia National Forest (see the map, above). The homes stretch up into the foothills, stopping at the base of the Sandia Mountains; the famous [Sandia Mountain Tram](#) is a prominent feature in the neighborhood.

One of the properties on the tour in Sandia Heights was surrounded by such amazing natural gardens, above & just below, that one almost forgets that there's more to see inside the courtyard. Sitting on a half acre along an arroyo, the San Bernardino Ave home seems immersed by the lush open space around it, including the requisite wildlife corridor on one side. The second image below is a scene from inside the wraparound low-walled (so the owner can see the wildlife beyond) courtyard.





Above is one part of a continuous back-&-side-yard garden space at a home on Eagle Rock, in North ABQ Acres. A robust quartet also performed there, below, playing classic rock hits under a shaded pergola.

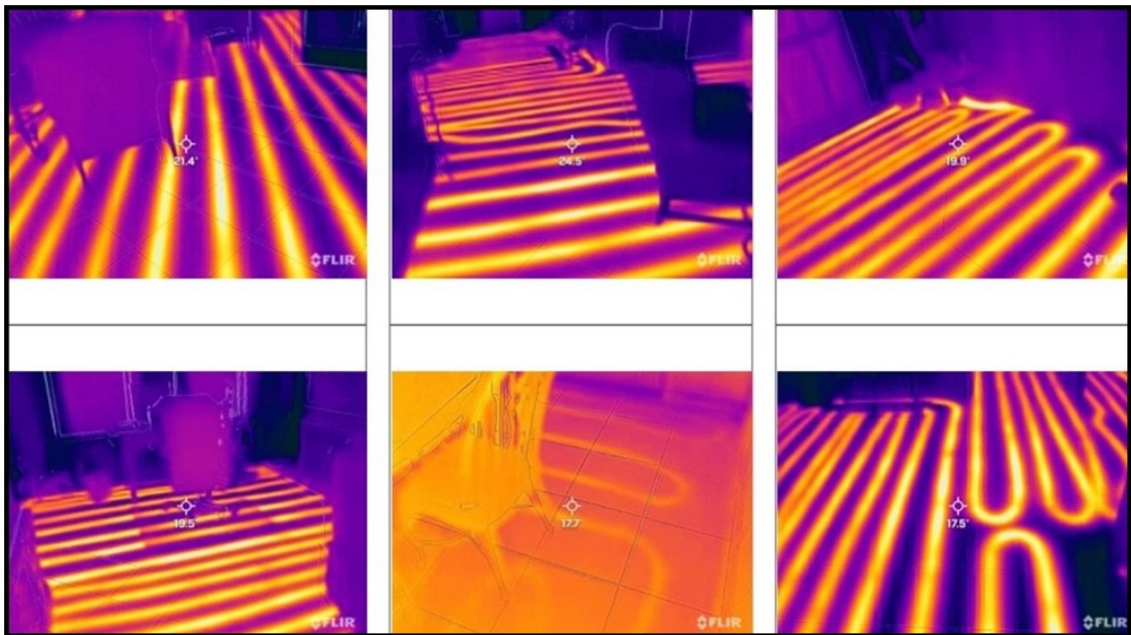




Back in Sandia Heights, a single flute player serenaded folks from atop a balcony overlooking the garden, above, at a property on Whiteoaks Drive. The garden path around the house took you through the lavender garden, like stepping into a natural curtain of fragrance, just below. Folks seemed to like the human-sized whimsical rooster, *Pollo Grande*, which stands as sentry near the garden entry, further below. The garden had a fantastic low-growing plant ground cover (a lot of soft thyme) which created a carpet of foliage while squeezing out weeds as a bonus; image below the rooster.







Seeing Under The Floor...

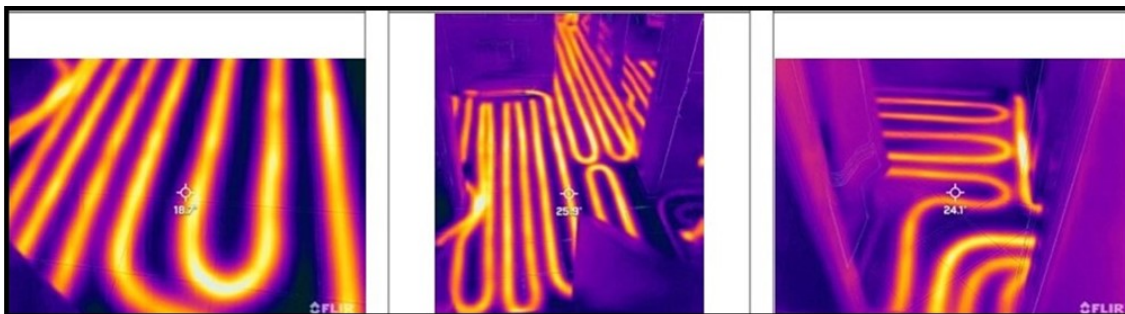
Radiant floor heating systems are one of the most efficient systems for heating your home. For an example of radiant heating, look up at the sky during a hot day. That feeling of warmth from the sun is radiant heat.

Instead of heating air like many other systems, [radiant heating systems](#) transfer heat from heating elements/coils, installed beneath the floor, to the flooring material itself. This allows the tile, wood or brick flooring (to name a few) to slowly warm up.

A typical forced-air furnace is fan-driven & pushes hot air into a room, rapidly displacing the cooler air, sometimes from ceiling vents. Radiant floor heating is not forced. The warmed flooring slowly radiates that heat outward & upward, as heat rises. Winters are especially sweet for bare feet & warm toes with radiant heated floors.

Above & Below: With hand-held thermal imaging devices, good inspectors can now 'see' the thermal signatures under the flooring. We ordered this radiant floor heating system inspection for a home being purchased in the East Mountain community of Paa-Ko. The coils appear to have a uniform & contained flow, heating all the elements consistently--that's good news.

I love the cool colorful graphics of the heat signatures; they show just how complex the radiant heating system is. Working with up-to-date inspection companies that use this technology is essential...



[Sweet & spacious University area 3-bed/2-bath home...](#)

...with four happy UNM student tenants, who all would love to convey with the property... seriously: they want to stay. The Territorial-style home, with a cool two-layer brick coping roofline, sits just five blocks from both campuses & has a lot to offer.

[Click for more details.](#)

[The image below takes you to the 3-D Virtual Walking Tour.](#)



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

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