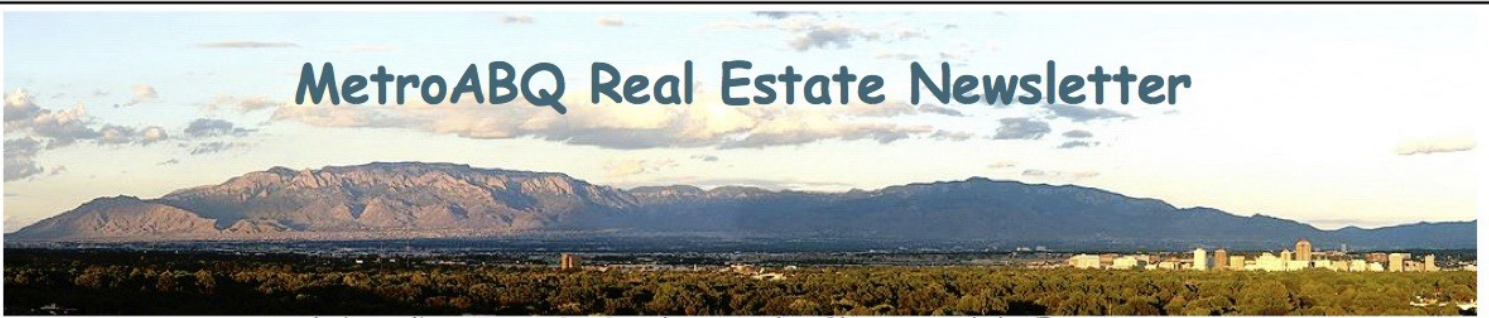


MetroABQ Real Estate Newsletter



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

December 2016

Five Great MetroABQ Coffee Stops...

I find myself in all quadrants of the city, at all times of the day. I'm not a huge coffee drinker, really on the lookout for spots with good small-portion baked/savory goods and varieties of food and drink. A mid-morning shack, or late afternoon pick-me-up, the MetroABQ always has what we need, hopefully where we need it.

1. Zendo Coffee/Art, Downtown just west of the tracks (413 2nd St SW), is probably the hippest coffee stop this side of Paris. The late Gertrude Zachary's iconic Downtown Parisian Mansion (bottom right) sits across the street from Zendo, both of which are a few blocks north of The Barelays Railyards. To the right is the coffee board. The amazing Aztec Latte, with dark chocolate and cayenne pepper, left a great spicy taste for hours. Zendo is always busy & they are in no hurry to crank out the drinks, which is probably why it tasted so good.

2. La Quiche French Bistro, tucked discreetly in the middle of the Mountain Run Shopping Center (5850 Eubank Blvd NE #17, 87111) in the far NE Heights, is perfect for afternoon snack; a small spinach quiche and baguette hit the spot!

3. Humble Coffee (4200 Lomas Blvd NE), on the northern edge of Nob Hill (bottom right. As

it's near my new Re/Max Select office, I have stopped by a few times now to try different things. The mocha is creamy & their breakfast burritos are very tasty & varied-- it's a small place; however with tons of patio seating during warmer weather. Great to stop by as you go from Uptown to Downtown.



Chris Lucas

www.ChrisLucasABQ.com

Chris@chrislucasabq.com

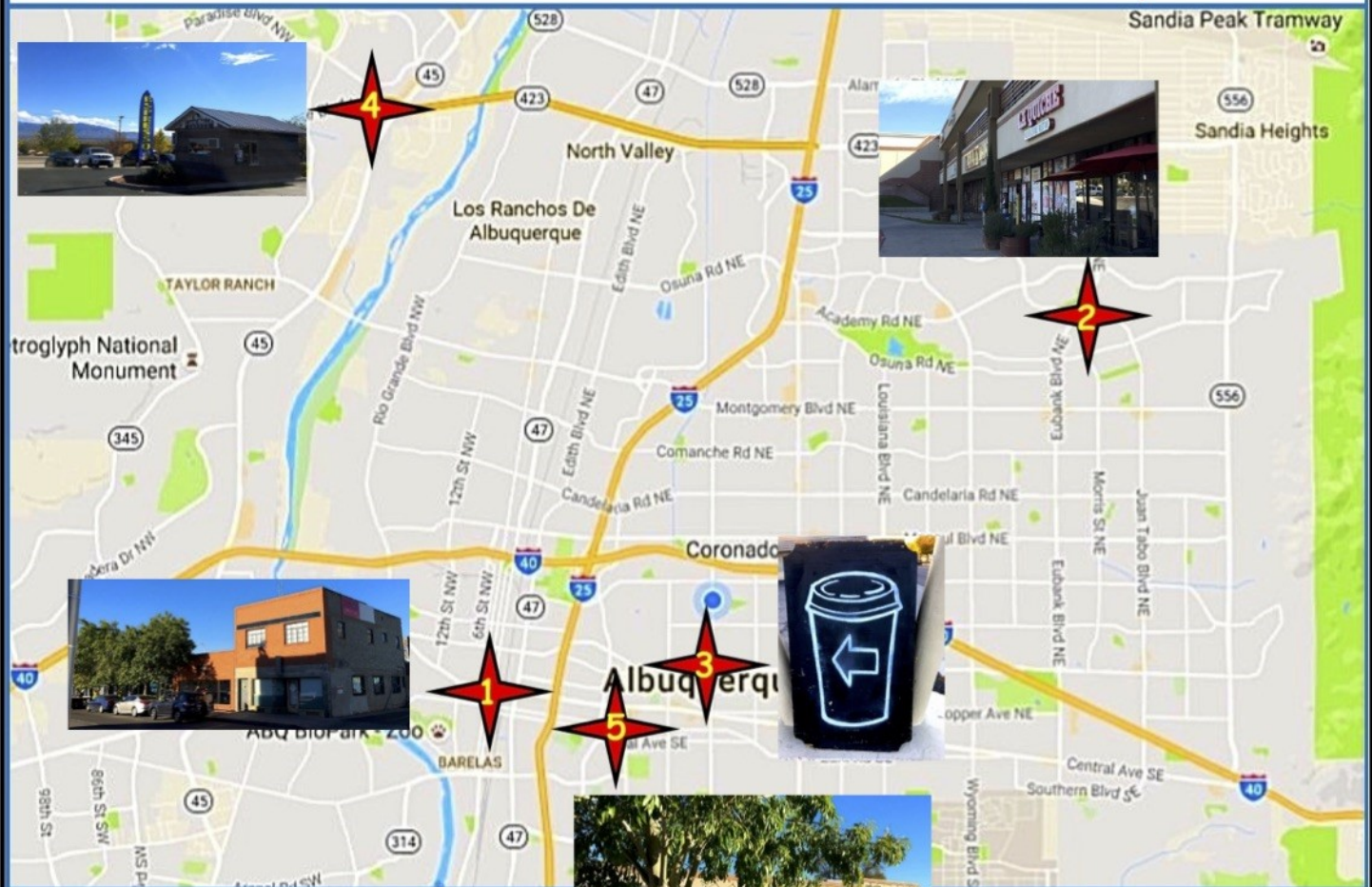
c. 505.463.5317



Chris Lucas
Real Estate



Five Great MetroABQ Coffee Stops



4. Cafe Bella Coffee Drive Through

(9121 Eagle Ranch Road NW) is a tough-shed-sized stand alone building on the Westside near the Cottonwood Mall, on the southwest corner of Paseo del Norte & Eagle Ranch Road. It's all about the caffeine there, with a small selection of morning pastries until they are gone. My Chai was super-duper sweet along with the last danish; as a quick fix on your way to someplace else, it is in a nicely convenient location.

5. Duggan's Coffee Shop at 2227 Lead Ave SE, just east of University in the UNM area, is in the most interesting strip mall in the city: there's the very busy Pinata shop Casa de Pinata, a Karate Dojo, a Barber shop, the Rio Grande chapter of the Sierra Club, a beauty salon and a corner laundromat. All this, next to



Duggan's Coffee shop. They have a good comfort food menu and the atmosphere is trendy, image above, which fits in well with the other unique denizens in that strip. Great when you're near UNM. To the left is the sumptuous desert/pastry counter at La Quiche French Bistro.

Downtown Drone View

Surprises come from above, too. This Drone image to the right captured the east half mile around the Mauger Mansion B&B (red brick building in the bottom foreground), which provides a great Upper Downtown view facing mostly east toward Tijeras Canyon; a view few of us get to experience.

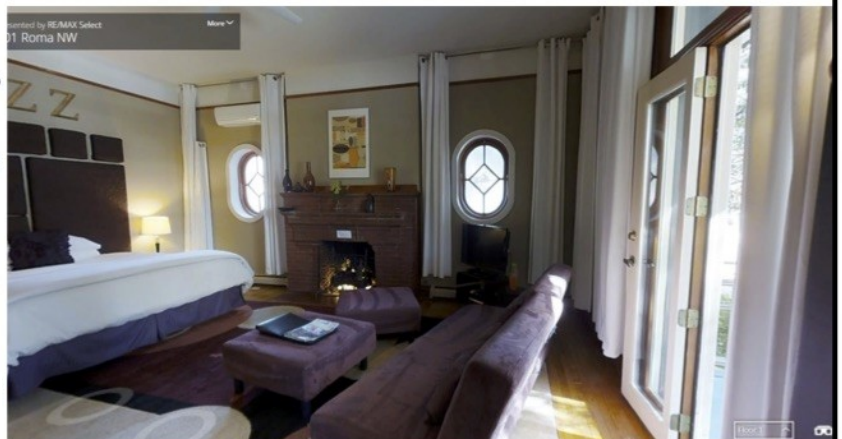
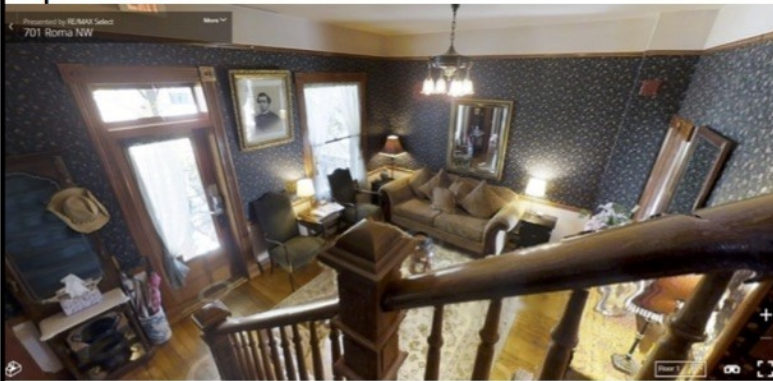


3-D Virtual Tour



Another new tool I love is the Matterport 3-D Virtual Tour. It's an immersive experience: you are able to view a room 360 degrees, walk up and down stairs, turn corners, etc. It's as close to being there as you can get; it gives you the feel for the size of rooms, and puts things like furniture in context--you'll know if the credenza fits before you see the home in person.

Using the Mauger Mansion B&B again as an example, the Virtual Tour allows you to walk up the stairwell to view the parlour below (above), tour the large guest room with the 100year old oval windows & brick fireplace, or step onto the 2nd floor balcony to see how many of your friends can join you after your purchase. To see an example of the 3-D Virtual Tour, click on any of the images and/or the Matterport logo.



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

It's been a wonderfully busy year:

In 2016, I helped sell 42 houses for 24 sellers & 18 buyers, closing more than three homes a month.

The properties were on the market for an average of only 30-46 days; the city days-on-market (DOM) average is more than double that.

These MetroABQ properties were wonderfully diverse in price & style, including a stunning 6-month-old Green LEED Platinum-certified home in Old Town, a 100+-year-old Victorian in Huning Highlands, wonderfully remodeled homes in the NE's Tanoan and Sandia Heights neighborhoods, numerous historic Antoine Predock-designed La Luz Westside townhomes, Downtown condos, University-area multi-unit complexes, an Altura Mid-Century Modern, several Nob Hill & Silver Hills historic homes, a duplex in Baretas & one in the South Valley, a two-month-old home in the North Valley, East Foothills & Westside homes all with stunning views, and Flipped--updated then re-sold--houses in all parts of the city...

I'm looking so forward to 2017!



I am a dedicated seven-days-a-week real estate professional, in the **top 5% of MetroABQ Realtors**—I love this city!

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...

Chris Lucas

Owner/Broker

505.463.5317

Chris@chrislucasabq.com

ChrisLucasABQ.com

NobHillNeighborhoods.com

My 3-D Virtual Tours



**Chris Lucas
Real Estate**