

MetroABQ Real Estate Newsletter

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

January 2015



Where in the MetroABQ is this?

You have got to love the MetroABQ!

We live in the high desert, yet we still rank 15th for the most parklands and greenspaces per person, out of the 60 largest cities in the country. Northeast of the University of New Mexico, Altura Park, left, is one of the most utilized parks in the UrbanABQ part of the city.

Read more about Altura Park on page two.



Builder Spotlight: Modulus Design

Interesting structure above--I like the second-floor balcony over the back yard. Modulus-designed homes and businesses are cropping up around the city, from the Artichoke Cafe in the Huning Highlands area, to the Turner + Htun house above. Read more about Modulus Design on page three.



Welcome to 2015!

I am excited moving into the New Year! As always, there is plenty to see and do in the MetroABQ area, no matter your economy. Some of my favorite things about the city are the unique & creative **architecture styles** found in some unusual places, numerous **parks & greenspaces**--from 50-mile bike paths to little-known hidden parks--the ever-increasing amount of great **Public Art** disbursed throughout the city, and the opportunity to enjoy it all under mostly cloudless, **sunny skies**. Throughout the next year, I will continue to focus on these, and other aspects of life in the MetroABQ. I am fortunate to have helped over 30 people buy and sell homes last year, ranging in price from \$110,000 to almost \$500,000, which ranks me as the top Century 21 agent in the city. I love real estate--another reason to look forward to 2015!



Chris Lucas

www.ChrisLucasABQ.com

Chris@chrislucasabq.com

c. 505.463.5317



Altura Park is pie-wedge shaped and is surrounded by mostly mid-century homes, with a few classic Pueblo Revivals--a John Gaw Meem-designed property sits on the park--and more modern homes infilled over the years. It has a full-size playing field, tennis courts, 6.2 acres of mature greenspace, and interesting Public Art thrown in for good measure.

The "Three Guardians" image, on the first page, was created by renowned New Mexican artist Nora Naranjo-Morse, and was "inspired by the land, the people and the architecture of the Altura Park community." They are now part of the growing ABQ Public Art collection. The "Three Guardians" image was taken during a rare MetroABQ morning fog in Altura Park.



Steps from Altura Park are some of the nicest homes in the area. In February I will be listing an Altura property (left) with five bedrooms--two of them Master Bedrooms--three baths, and over 3600sqft...coming soon.



UrbanABQ Parks. Altura Park is close to the UNM North Campus neighborhoods, an area with numerous small and large parks, including Spruce Park, Netherwood Park, the Urban Forest Park, Summit Park, McDuffie (Hidden) Park, Bataan Memorial Park, and the UNM North Golf Course, with walking trails that surround the golf course.



Modulus Design: Before and After

I visited this home on Altura Park (to the right) when it was for sale a few years ago. It remained untouched from the 1950s: single-pane windows, hollow block construction, small enclosed spaces with an uncomfortable floorplan. The last two items made the home undesirable to my clients; hollow block framing has almost no "R-value" (insulation value) and the low ceilings and minimal public space (a long dark hallway leads to the bedrooms) made the home feel very small. We could feel a lot of air coming from the single panes of window glass throughout the house. A lot of folks would not know where to start a remodel. Along came Modulus Design, below is the finished home, along with the room to the right.

Describing the Turner + Htun home, shown at left and on the first page, a Journal article described **Modulus Design's** "Detailed layering, stacking and the use of different masses give this home a modern look as cedar-cloaked and cubelike living spaces jut out from the stuccoed exterior walls."

Modulus Design doubled the size of the ABQ Country Club home, from 1800sqft to 3600sqft, without changing the footprint, by adding a second floor, while adding protected courtyard spaces, and second floor balconies. Their green-inspired business model is: Re-Think, Re-Use, Re-Model.



Modulus insulated the entire home, creating a very tight "building envelope." They raised the ceiling, added tons of natural light with clerestory windows, opened up rooms by removing walls around the kitchen and living areas, and of course added more livable space to the Master Bedroom and secondary bedrooms. They used a lot of steel, glass and wood to create a modern feel to the residence, fabricating it all in their Downtown studio.



From the Modulusdesign.com website: "We donate, reuse, re-purpose and recycle as much material from our projects as possible. Modulus Design utilizes US Green Build Council methodologies and green materials in the design process and during construction." The photo to the right was taken from Modulusdesign.com. Look around, and you will begin to notice other Modulus-designed homes dotting the Metro.



All photos and text are by Chris Lucas; Masthead photo purchased from Marblestreetstudio.com.

This Month's Selected Listings:



Architect Antoine Predock's **West Side** La Luz Townhome community, with incredible Bosque/Mountain/City views, with five acres of gardens and greenspaces surrounding the homes.

The above property has 2bedrooms/2baths/ 1550sqft, and two courtyards.
Asking \$199,000.

Below is a 4bedroom/2bath 2251sqft **La Luz** townhome, with an enormous Master Bedroom, and a kiva fireplace.
Asking \$235,000



Click on the photos to view the Visual Tour for each property.



In the **Silver Hill** Historic neighborhood, this UNM-Area home has 2bedrooms, a full and half bath, and large backyard. Infill-Zoned for possible three other apartments.
Asking \$212,000.

Remodeled **Taylor Ranch** home with tons of space and an exquisite lush yard, sitting adjacent to the Riverview Bike Path. 4bedrooms/2baths, 2289sqft.
Asking \$299,000.



Charming **SE Heights** home near numerous parks & greenspaces, across from Bandelier Elementary School. 3 bedrooms/ 2baths/ 2550sqft Asking \$310,000



Private **South Valley** Artists' home on a full lush acre with In-Law quarters, detached artist studio, corral & stable. 2800sqft, 3bedrooms/2baths
Asking \$300,000



West Side
La Luz Townhome
Sold for \$255,000

La Luz del Sol
West River Townhome
Sold for \$245,000

