

Leave the hustle and bustle of downtown Santa Fe and finally exhale in your new home in Sand River. A two-bedroom/two bath home awaits you in a setting of privacy and serenity.

Sand River – an age 55 plus senior cohousing community - was developed in 2009 and consists of a Common House and 14 duplex residences (28 units). Your future home was considered to be the premier unit at Sand River because of its private setting and views of the arroyo.

Other features of your 1242 square foot home include the following:

- Professionally landscaped terrace and custom fence.
- Southern exposure.
- Radiant floor heating with two zoned thermostats.
- Bamboo wood floors in all living areas; tile in bathrooms and kitchen.
- Gas stove.
- Upgraded windows in living room and master bedroom.
- Separate laundry closet with washer and dryer.
- Walk-in closets in both bedrooms.
- Two 48" reach-in closets in front entry.
- Attic with pull down ladder and room to stand giving additional storage.
- Covered portal over front porch.
- Security screen doors on both front and back doors.
- Off street parking.

Improvements in 2018:

- Entire home painted in Benjamin Moore's neutral Pittsfield Buff.
- New blinds on every window.
- New toilets in both bathrooms.
- Built in shelving unit (three sections) in Living room.
- Master vanity upgraded and quartz countertop installed.
- Major repairs to heating system and hot water heater.

Inclusions: All appliances, including washer and dryer. Furniture is negotiable.

And don't forget:

Location – location – location! Your new home is located less than a mile from all the places you go to at least once a week. Also, only an easy 4.8 miles from the Plaza by car but do as many residents do and catch the bus that stops a half block from Sand River's property.

For more information please contact Daisy at daisyinsantafe@gmail.com.