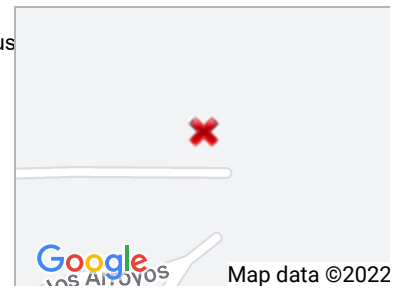


ALL FIELDS DETAIL



MLS #	109593	GARAGE TYPE	None
Class	RESIDENTIAL	LAND COVER	Sagebrush
Type	Single Family		h
Area	VISTA LINDA (52A)	RESTRICTIONS	Yes
Asking Price	\$359,000	SURFACE WATER	None
Address	76 Camino de los Arroyos	MANUFACTURED /MOBILE HOME	No
City	Ranchos de Taos		
State	NM		
Zip	87557		
Status	Active		
Sale/Rent	For Sale		
IDX Include	Y		



GENERAL

# of Bedrooms Main House	2	# of Full Baths Main House	1
# of Half Baths Main House	0	Garage/Carport Capacity	0
Number of Acres	2.40	Agent	Dawn N Grainger - cell: 575-770-8481
Listing Office 1	Berkshire Hathaway HomeServices Taos Real Estate - Main: 575-758-1924	Commission	3%
Dual Variable	No	O/A Y/N	No
List Type	ERS	Owner Name	Olsen
Occupied	Owner	Management Fee	0
Listing Date	10/25/2022	Expiration Date	4/24/2023
Legal Description	Lot 8 CD Vista Linda Subdivision	Subdivision	Vista Linda
Elementary School	Taos Elementary	Middle School/High School	Taos
Zoning	County	Approx. Year Built	2010
Builder	Wesley	Approx. Main House Sq. Ft	1120
Guest House Y/N	No	Tour Zone	Southwest
Flood Area Y/N/UNK	UNK	Tax ID	1071145073270
Update Date	11/1/2022	Status Date	11/1/2022
HotSheet Date	11/1/2022	Price Date	11/1/2022
Input Date	11/1/2022 4:27 PM	Associated Document Count	8
Original Price	\$359,000	Subject to FIRPTA	No
REO	No	VOW Include	Yes
VOW Address	Yes	VOW Comment	No
VOW AVM	Yes	Directions	Hwy 68 south of Ranchos, turn right on 110 towards UNM and Taos Country Club. Turn right on Camino de los Arroyos. At final sharp curve, bear right and continue to the end of the road. 76 Camino de los Arroyos.
Modular	No	Days On Market	7
Total Property Bedrooms	2	Total Property Full Baths	1
Total Property Half Baths	9	Approx. Total Heated Living	1,120
Cumulative DOM	7	Cumulative DOMLS	0
Geocode Quality	Exact Match	Picture Count	10
Input Date	11/1/2022 4:27 PM	Update Date	11/1/2022 4:27 PM
GRT Code	20-020		

FEATURES

FIREPLACE	None	STORIES	One Story	SEWER	Septic	STYLE	Southwest
CONSTRUCTION	Frame 2x6	FLOORS	Cement	WATER	Well	DOCUMENTS ON FILE	Survey
SUBFLOOR		DRIVEWAY		APPLIANCES			Road Maintenance Agree



Dawn N Grainger
 Berkshire Hathaway HomeServices Taos Real Estate
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 cell: 575-770-8481
 taoslocal@gmail.com



FEATURES

Slab	Gravel	Washer	Septic Permit
FOUNDATION	WINDOWS	Dryer	SHOW INSTRUCTIONS
Yes	Thermopane	Gas Oven	Sign
HEATING	Clad	Gas Range	Appointment Only
Hot Water Radiant	PORCH/PATIO	Dish Washer	24 Hour Notice
Solar Passive	Portal	Refrigerator	Text To Show
WATER HEATER	EXTERIOR FINISH	Microwave	POSSESSION
Gas	Stucco	Disposal	Negotiable
ROOF MATERIAL	ELECTRIC	CEILING	
Brai Type	Yes	Tongue & Groove	
ROOF TYPE	GAS	ING/EG	
Shed	Propane	Public	
		Road Maintenance Agree	

FINANCIAL

Current Tax Amount	1,314.21	Monthly HOA Fee	0
Estimated Tax Amount	2,031.46		

AGENT ONLY REMARKS

Agent Only Remarks *Owner occupied and needs 24 hours notice* No showings until Thursday 11/3/22. Seller will need lease back through spring 2023. Internet is CenturyLink. Kit Carson Telecomm is nearby. Natural gas is to property line.

PUBLIC REMARKS

Public Remarks Welcome home! This inviting two bedroom, one bath in Vista Linda features an open floor plan and passive solar design. Tongue and groove ceilings and soothing blue concrete floors throughout. The south facing Trombe wall and in-floor radiant heat keep this home efficiently cozy warm all winter long. Both primary and guest bedrooms are light and bright. The primary bedroom has it's own entry to the shared bathroom. Convenient stacked laundry in the hall closet. Wrap around patio joins the entry portal to the side entry and raised flower bed. Located at the end of a well maintained road in Vista Linda with no through traffic on 2.40 acres.

ADDITIONAL PICTURES



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DISCLAIMER

This information is deemed reliable, but not guaranteed.



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