

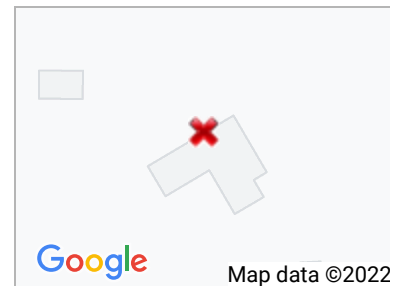
ALL FIELDS DETAIL



9 Llama Rd

MLS # 109114
Class RESIDENTIAL
Type Single Family
Area BLUEBERRY HILL (07A)
Asking Price \$675,000
Address 9 Llama Rd
City El Prado
State NM
Zip 87529
Status Active
Sale/Rent For Sale
IDX Include Y

GARAGE TYPE Garage
 Detached
LAND COVER Sagebrush
RESTRICTIONS Yes
SURFACE WATER None
MANUFACTURED /MOBILE HOME No



GENERAL

# of Bedrooms Main House	3	# of Full Baths Main House	2
# of Half Baths Main House	0	Garage/Carport Capacity	2
Number of Acres	0.79	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	Yes	O/A Y/N	No
List Type	ERS	Owner Name	Bertrand
Occupied	Vacant	Management Fee	0
Listing Date	7/27/2022	Expiration Date	1/27/2023
Legal Description	Part of Tract 13 Map 16 Survey 3 Quad 1	Subdivision	None
Elementary School	Taos Elementary	Middle School/High School	Taos
Zoning	County	Approx. Year Built	1976
Remodeled Y/N	Yes	Approx. Main House Sq. Ft	2401
Guest House Y/N	No	Tour Zone	West
Water Rights Y/N/UNK	No	Tax ID	1073150259399
Update Date	7/27/2022	Status Date	7/27/2022
HotSheet Date	7/27/2022	Price Date	7/27/2022
Input Date	7/27/2022 4:29 PM	Associated Document Count	7
Original Price	\$675,000	Subject to FIRPTA	No
REO	No	VOW Include	Yes
VOW Address	Yes	VOW Comment	No
VOW AVM	No	Directions	Millicent Rogers Rd to intersection of Eototo - turn sharp South on Llama Rd, second house on left
Modular	No	Total Property Bedrooms	3
Total Property Full Baths	2	Total Property Half Baths	0
Approx. Total Heated Living Area	2,401	Cumulative DOM	0
Cumulative DOMLS	0	Geocode Quality	Manually Placed Pin
Picture Count	30	Input Date	7/27/2022 4:29 PM
Update Date	7/27/2022 4:38 PM	GRT Code	20-020

FEATURES

FIREPLACE Three SouthWest Wood Stove Living Room Family Room	STORIES One Story FLOORS Tile Carpet Brick	ELECTRIC Yes GAS Natural SEWER Septic	CEILING Vigas Beams Plaster Tongue & Groove
CONSTRUCTION Frame 2x6	DRIVEWAY Gravel	WATER Well	ING/EG Private Insurable



Dawn N Grainger
 Berkshire Hathaway HomeServices Taos Real Estate
 Main: 575-758-1924
 cell: 575-770-8481
 taoslocal@gmail.com



FEATURES

Block
SUBFLOOR
 Slab
FOUNDATION
 Yes
HEATING
 Forced Air
 Wall Heater
 Wood Stove
WATER HEATER
 Gas
ROOF TYPE
 Shed
 Flat

WINDOWS
 Thermopane
 Skylights
FENCING
 Wire
 Block Wall
PORCH/PATIO
 Patio
 Portal
LANDSCAPING
 Gardens
 Xeriscape
 Trees
EXTERIOR FINISH
 Stucco

APPLIANCES
 Washer
 Dryer
 Gas Oven
 Gas Range
 Dish Washer
 Refrigerator
INTERIOR AMENITIES
 Ceiling Fan(s)
 All Window Cov
 Garage Dr Opener

STYLE
 Southwest
DOCUMENTS ON FILE
 Survey
 Septic Permit
 Well Permit
SHOW INSTRUCTIONS
 Sign
 Appointment Only
 Lock Box Vacant
 Text To Show
 Showing Time
POSSESSION
 Funding

FINANCIAL

Current Tax Amount 2579 **Monthly HOA Fee** 0
Estimated Tax Amount 3669

AGENT ONLY REMARKS

Agent Only Remarks Please text before showing - Seller is occasionally in town

PUBLIC REMARKS

Public Remarks Find your "Home, Sweet Home," on Blueberry Hill! Spacious 2400 sq ft three bedroom, two bath home boasts an entertainment room, office, and a den with sunroom! Classic vigas and southwestern design. Very livable floor plan with room to spread out and relax. From the living room patio, enjoy stunning, unobstructed views of Taos Mountain across adjoining Pueblo Land. Detached two car garage with two carports. Shaded courtyard with access into the sunroom. Dog fenced for your four-legged pals.

ADDITIONAL PICTURES



Entryway



SW Fireplace in LR



Kitchen



Dining Patio off of LR



Entertainment Room



Dawn N Grainger
 Berkshire Hathaway HomeServices Taos Real Estate
 Main: 575-758-1924
 cell: 575-770-8481
 taoslocal@gmail.com





Primary Bedroom



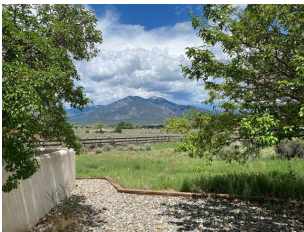
Hall Bath



Sunroom



Office



2 car gar w/2 car carport



Breezeway

DISCLAIMER

This information is deemed reliable, but not guaranteed.



Dawn N Grainger
Berkshire Hathaway HomeServices Taos Real Estate
Main: 575-758-1924
cell: 575-770-8481
taoslocal@gmail.com



Listing Office: Berkshire Hathaway HomeServices Taos Real Estate - Main: 575-758-1924