

DARLENE L. STREIT

SANTA FE REAL ESTATE PROPERTY

“INVESTMENT / LIVING”

714-722 Canyon Road

MLS# 201604680



\$ 2,700,000

A unique opportunity to live the Canyon Road lifestyle and have an investment income. Historic compound in the heart of Canyon Road's gallery and restaurant section, complete with retail space, residence, and casita. The residence has a master suite, and 2 full baths, with living room, dining area, kitchen, and an office/studio. This impeccably remodeled residence features double thick adobe walls, hand troweled plastered interior walls, vigas and latillas throughout, high ceilings, multiple patios and outdoor entertaining areas. The kitchen offers tiled countertops, custom cabinetry, unique over and under counter lighting, and a walk in pantry. The living room has beautifully plastered walls, a kiva fireplace, and large plantation shuttered French doors leading to the portal, plus its own private patio. The master suite is entered through French doors, and includes a cozy fireplace, walk-in closet, luxurious bath with Jacuzzi tub and shower. The charming casita has 1 bedroom and 1 full bath. The serene, verdant outdoor space includes mature landscaped yard and patio, kiva fireplace, garden, Spanish fountain, bubbling pond, irrigation and landscape lighting. The exceptional street front commercial building has large display windows, brick floor, high ceilings, double thick adobe walls, skylights, 3 fireplaces, 2 bathrooms, 2 small kitchens and the front sidewalk is radiant heated. This property offers a wonderful commercial opportunity with private compound living, in the heart of Canyon Road.

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Features

- Residence- 1 Bedroom, 2 Baths
- Commercial- 2 Half Baths
- Casita- 1 Bedroom, 1 Bath
- Main House 2,000 Sq. Ft.
- Gallery/Studio 2,202 Sq. Ft.
- Guest House 693 Sq. Ft.
- 4,896 Sq. Ft. Total
- 0.25 Acre Lot
- Historic Buildings
- 8 Fireplaces
- Gas Cooking
- Multiple Off Street Parking Spaces
- Radiant, Hot Water Baseboard, Forced Air Heating
- Refrigerator Ductless Air Conditioning
- Adobe and Frame Construction
- Tar and Gravel Roof
- City Sewer
- City Water
- Landscaped with Mature Trees
- 6' Jacuzzi Tub
- Backyard Tool Shed
- Stream and Pond
- Heating in Front Sidewalk
- 3 Entrances to Retail Space
- LED Lightbulbs in Retail Space
- Flagstone Patios
- Privacy Fences
- Covered Deck
- Spanish Fountain in Yard

Residence Living Space



Historic Compound on Santa Fe's Eastside. Sweeping wrought iron staircase.



Custom shutters and graceful plaster walls. High ceilings with vigas.

Santa Fe Country Kitchen

Custom cabinets
and matching custom
trim on appliances.



Under and over
cabinet lighting.
Walk-In pantry.



Dining Area



Open dining area
with
kiva fireplace.



Living Area



Excellent
space
for entertaining.

Master Suite

French doors,
kiva fireplace,
oak flooring.



Wraparound
covered porch
and deck
overlooking garden.



Master Suite



Master suite bathroom has heated tile flooring, and 6' Jacuzzi tub.



Shuttered window over bathtub.
Skylight.



Casita

Separated from
main house.
Living space,
bedroom,
and bath.



Casita has wall
heaters and
ductless
air conditioning.



Commercial Gallery Space - Street Front



Beautiful and historic commercial space



Brick flooring and vigas.



Commercial Space

Three separate entrances from the street, for versatile layouts.



LED lights, skylights, and fireplaces in commercial space.



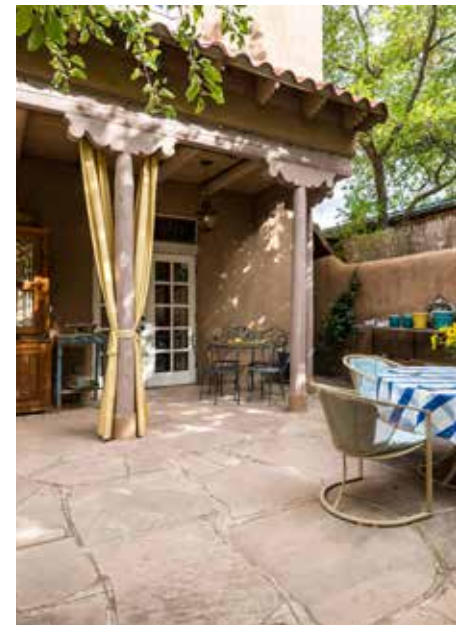
Outdoor Living Space



Outdoor kiva fireplace, privacy fence and plastered wall.



Pergola with lush wisteria. Twinkling landscape lights.



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Gracious Eastside Living



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Delightful Canyon Road



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Versatile Commercial Space



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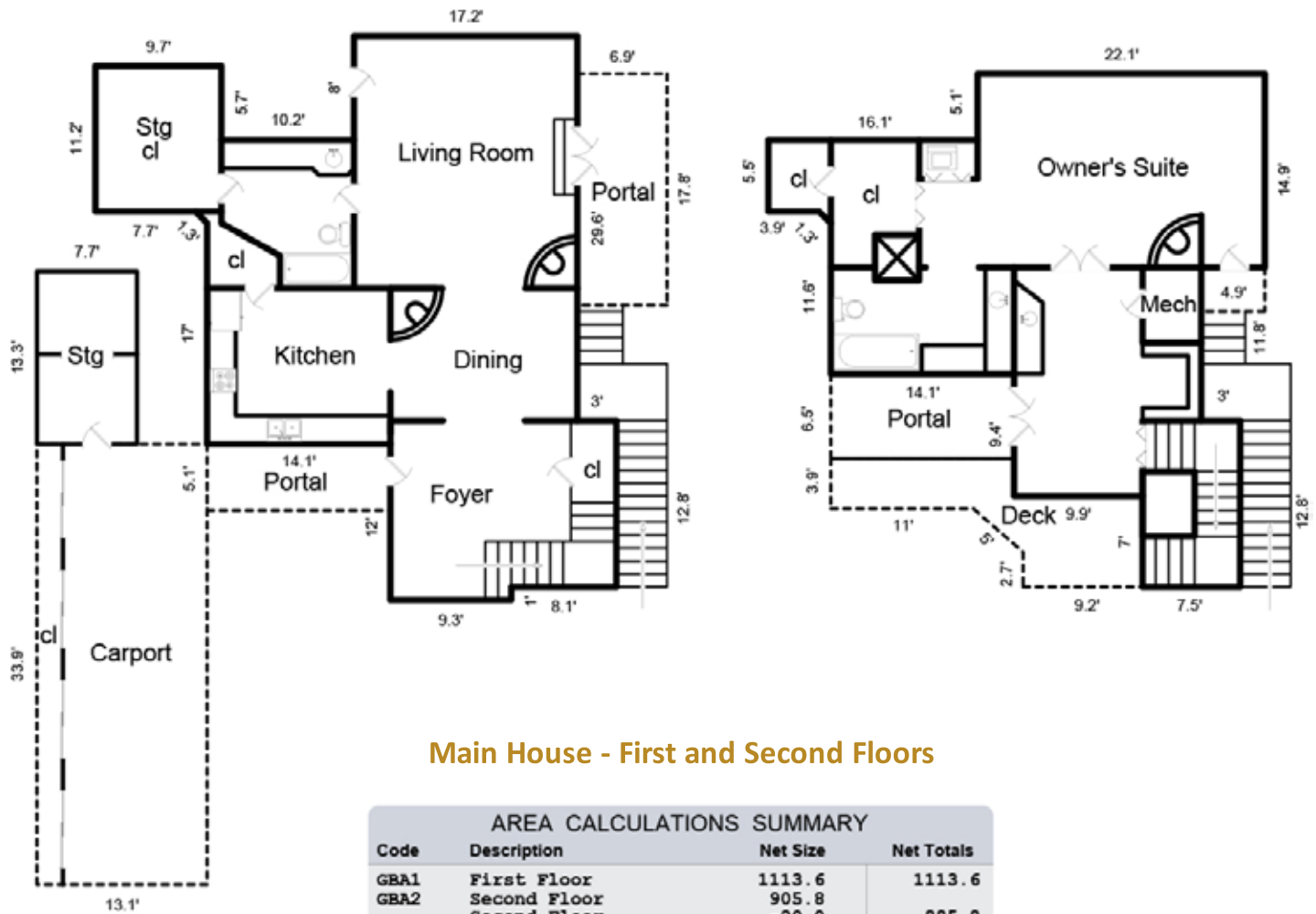
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Historic Eastside Treasure



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Home Floor Plan

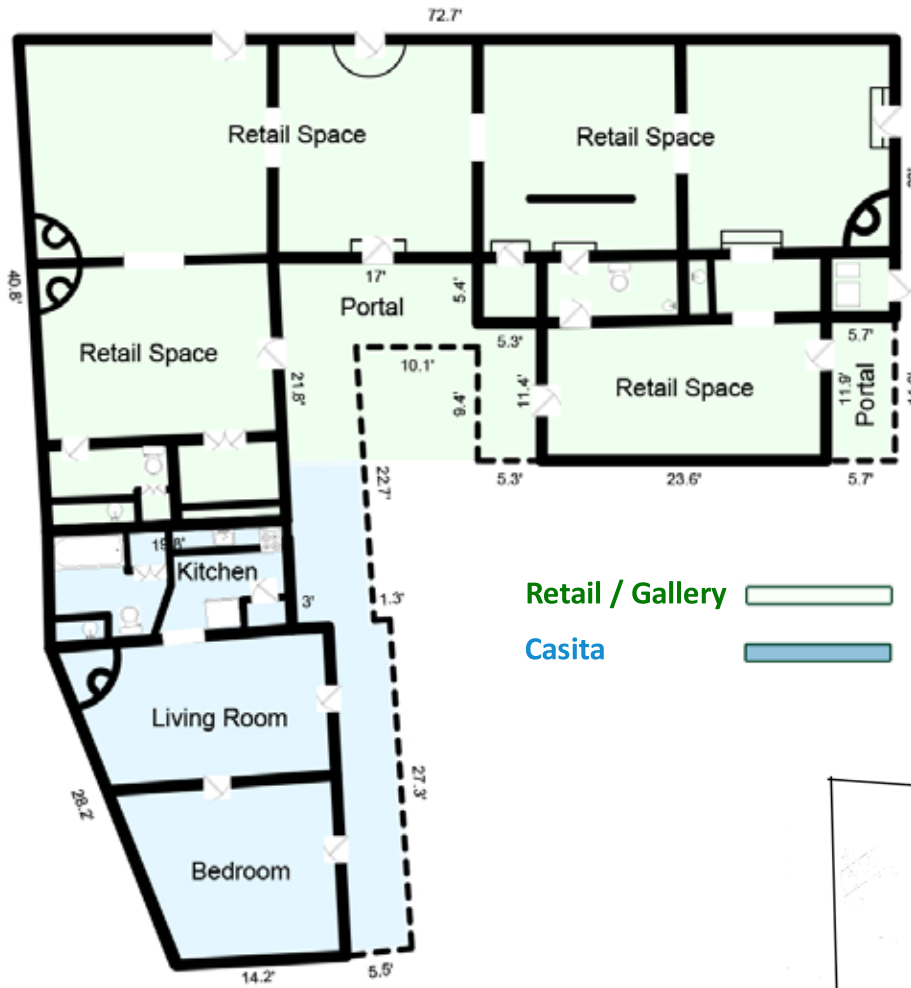


Main House - First and Second Floors

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	First Floor	1113.6	1113.6
GBA2	Second Floor	905.8	
	Second Floor	-20.0	885.8
P/P	Entry Portal	71.9	
	Side Portal	122.8	
	Carport	444.1	
	Portal	16.7	
	2nd Floor Portal	91.7	
	2nd Floor Deck	126.4	873.5
OTH	Storage	102.4	102.4
Net BUILDING Area		(rounded)	2000

NOTE: This depiction is not current and may be inaccurate now

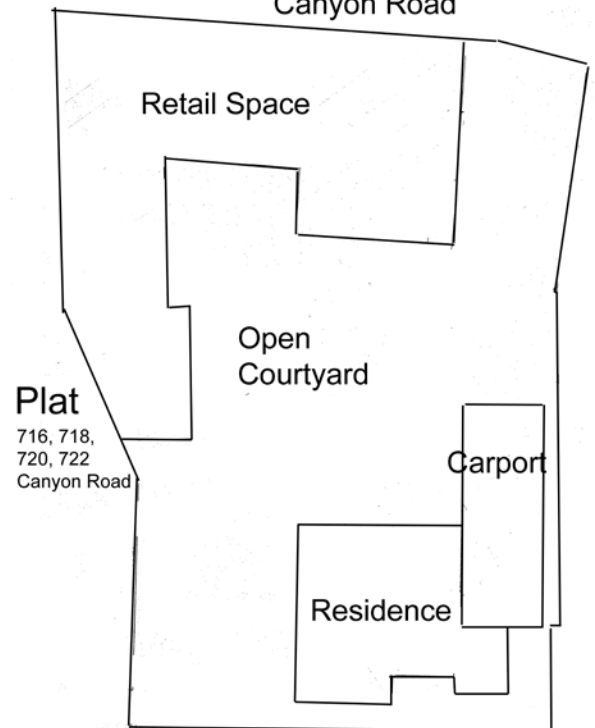
Retail Gallery & Casita



AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	First Floor	2201.9	
	Studio Apartment	693.2	2895.1
P/P	Porch	67.8	
	Porch	484.5	552.3
Net BUILDING Area		(rounded)	2895

Plat

Canyon Road



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Purchase & Investment Data

General Information

Address: 714 - 722 Canyon Road, Santa Fe, NM 87501
Asking Price: \$2,700,000
Legal Status: 1 Legal Lot - Historical
Zoning: RAC - Residential Arts and Crafts District
Lot Size: 11,238.5 Square Feet - 0.258 Acres
Parking: 4 Spaces in Tandem On-Site
Tax Parcel: 012584576, Santa Fe County

Square Footage of Structures - Total Square Footage 4,895 *

Main House: 2,000
Casita Studio: 693
Commercial: 2,202 (Can be 2 separate lease spaces)

Potential Rental Income**

Main House: \$3,250/Month
Casita Studio: \$1,650/Month
Commercial: \$6,500/Month
Total/Year: \$136,800 Based on 100% Occupancy

Expenses***

Utilities: \$ 7,650/Year
Taxes - 2017: \$14,245/Year
Utilities & Taxes: \$21,895/Year

All units including house are on one gas meter; Casita and Commercial are on same electric meter - house separate meter. Separate bills are available for due diligence.

NOTICE:

This information contained in the Purchase and Investment Data page that precedes this page has been obtained from sources believed reliable. We have not verified all of the information and make no guarantee, warranty or representation concerning its accuracy. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs prior to purchase.

* If the square footages are important, Buyer must measure and independently verify the accuracy to their satisfaction.

** The rental incomes are examples and may not reflect current market conditions. Independent verification must be done by Buyer and Buyer is advised to have a market appraisal performed by an appraiser.

*** Expenses are based on billings provided by owner; However, they are estimates only and must be verified to Buyer's satisfaction prior to making a purchase decision. Owner will provide detailed monthly billings for 2015 and 2016 for Buyer's due diligence and Buyer is alerted to the fact that the utilities have been averaged and there are months where the properties were not leased. The tax figure is for 2016 and may change upon the purchase of the property.

THIS IS NOT A PROSPECTUS OR PROFORMA AND UNDER NO CIRCUMSTANCES IS THE DATA CONTAINED IN THIS BROCHURE TO BE UTILIZED IN MAKING A PURCHASE DECISION WITHOUT INDEPENDENT VERIFICATION BY BUYER.

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