

2712 Herradura Road Unit A

2 Bedroom / 2 Bath / 1218 SF • \$395,000 • MLS# 202000461



DARLENE STREIT

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Fabulous free standing 2-bedroom 2 bath townhouse is conveniently located in the Villa San Francisco neighborhood off Sawmill Road near St Francis Drive. Light-filled and airy, the open concept living, dining and kitchen area is perfect for entertaining. The living room with high ceilings and transom windows is centered around the classic corner kiva. Both the living room and dining area have access to the landscaped latilla-fenced backyard which provides expanded space for alfresco dining with a wrap-around flagstone patio. Completely remodeled less than 2 years ago with new cabinets, countertop and appliances, the kitchen is sleek and modern. The master suite boasts ample space including

a large walk-in closet, while the second bedroom allows flexibility as guest room or office. Additional features include recent flush mount LED lighting throughout interior, Saltillo tile floors, 2-car garage, and updated landscape designed to meet current water usage standards, xeriscaped for low maintenance and plumbed for drip irrigation. There is a greenspace on 2 sides of the home. This townhouse has terrific potential as a primary residence, second home, or rental. Easy access to the Zia Rail Runner station and Interstate 25 as well the Santa Fe Plaza, medical centers, restaurants and shopping.

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INTERNATIONAL REALTY

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Free Standing Townhouse in Villa San Francisco Neighborhood

- 2 Bedrooms
 - Baths: 1 Full, 1 Three Quarter
 - 1218 Sq. Ft.
 - 0.072 Acres
 - Built in 1992
 - Frame, Stucco Construction *
 - Flat Roof
 - 2 Garage Spaces
- 1 Fireplace
 - Gas Cooking
 - Radiant In Floor Heating
 - City Sewer
 - City Water
 - Internet: Cable, DSL, Satellite
 - HOA Fees: \$720 per year
 - HOA Fees Cover: Community Area &
- Road Maintenance
 - Insulated Windows
 - Landscaped
 - Drip/Sprinkler System
 - Water Softener

**Buyer to Verify*

