



75 LA PRADERA



3 Bedroom • 2.5 Bath • 2,370 SF • \$750,000 • MLS# 202104912





## LIVING & DINING

↻ Beamed Ceilings ↻ Chef's Kitchen



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3 bedroom 2.5 bath recently-built (2018) Territorial style home with stunning Sangre de Cristo mountain views. Grand front portal with brick pavers leads to a gracious entry with double wood doors. Large living room with fireplace and beamed ceilings opens to dining and kitchen areas. Modern chef's kitchen is appointed with stainless steel appliances, center island with prep sink, granite counter tops and recessed lighting. Spacious master suite with large walk-in closet, separate shower and jacuzzi tub. In addition to the 2 guest bedrooms, there is a separate den/study off the master. Laundry room has a sink and extra storage. Central atrium with covered seating area provides outdoor privacy. Large back portal with an outdoor fireplace is an ideal place for alfresco dining or entertaining family and friends. 2-car garage, on demand hot water, forced heat and air conditioning. The community of La Pradera, "the meadow," is a unique residential community that cherishes the beauty of nature and protects its fragile resources. Streets are planned along the natural curves of the terrain to enhance views and a feeling of spaciousness. Half the land has been preserved as open space, parks, and trails. Residents can enjoy a sand volleyball court, a Frisbee golf course, orchard and a children's sandbox. Close to Santa Fe Community College and Institute of American Indian Arts with easy access to restaurants, shopping, medical and the Historic Santa Fe Plaza.

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## B E D R O O M S

↪ Master Suite ↪ Den/Study





# DETAILS

- 3 Bedrooms
- Baths: 2 Full, 1 Half
- 2370 SF
- .2 Acre
- Built in 2018
- Wood Tile Floors
- Frame, Stucco Construction \*
- Pitched, Tile Roof
- 2 Garage Spaces

- 3 Fireplaces
- Gas, Electric Cooking
- Forced Air, Gas Heating
- Refrigerator, Central Cooling
- Community Sewer
- City, County Water
- Internet: Cable
- Insulated Windows
- On Demand Hot Water

- HOA Fees: From 2021, \$126 Monthly
  - HOA Fees Cover: Community Area & Road Maintenance, Community Sewer
  - Drip/Sprinkler System
  - Landscaped
- \*Buyer to Verify



*Above floor plan provided by iGuide and may not be entirely accurate.*

*Plat depiction is for illustration purposes and may not be entirely accurate.*



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