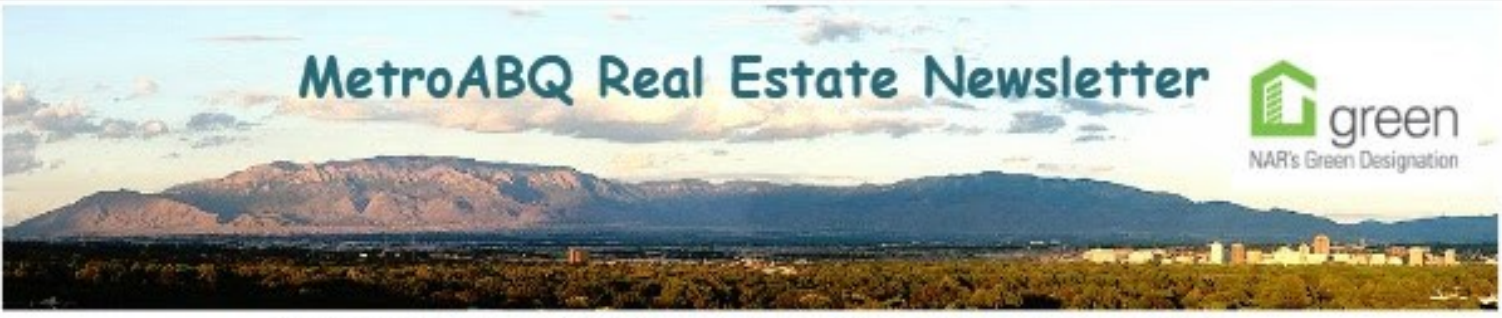


MetroABQ Real Estate Newsletter



Including Albuquerque, Rio Rancho, Placitas, Corrales and the East Mountains.
Winter 2017

Experience something pretty amazing:

Rio Rancho



Public Art.

Check it out on the next pages...



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From *Finance New Mexico*: "While public art isn't a major job creator and its merits can't be evaluated with traditional performance metrics, advocates argue that it contributes to economic development in multiple ways: It highlights a community's cultural assets, builds community pride, draws people together from inside and outside the city and enhances the natural and urban landscape.

For example, Rio Rancho in 2012 integrated art into the construction of a flood wall that was built for erosion control along Unser Boulevard, a main corridor into Rio Rancho from Albuquerque. To spruce up the otherwise dull & utilitarian structure, three 11-foot-tall monuments were built and embellished with colorful, weather-resistant murals featuring the area's plants and animals."

Erica Hoverter is the artist behind the 2-sided tile mosaics seen here and the previous pages. They sit across Unser Blvd from the Presbyterian Rust Medical Center--the designs are worth the trek across an arroyo from a stripmall parking lot.



Page One, top right is *Gateway to Lupus*, by artist Matt Lutz, a Rio Rancho art teacher; the piece is found in the Rio Rancho City Center--UNM Building. The piece changes from different perspectives.

The 32,000sqft **Loma Colorado Public Library**, designed by Hidell Architects, is itself a piece of Rio Rancho public art & a dramatic centerpiece in the Loma Colorado community. The building layout is oriented to capture the sweeping hillsides around it, while remaining level in an un-level area.



[Downtown's 4th Ward Historic Overlay Zone](#)

I am honored to have just listed an amazing Downtown MetroABQ gem, located in the [4th Ward Historic Zone](#). The Craftsman home is over 100 years old with great original features that makes it important, but it's also wonderfully updated for modern living. Three bedrooms including a Master Suite & 2nd bedroom office, three updated baths, all sitting on 2251sqft.

I'd love to show you 410 12th st NW!

Click on the image to the left to view the 3-D Virtual Walking Tour.



Image by owner Mirella Vaglio.



"Titan Rising," says artist Greg Reiche, describing the image on page one, left side, "is a landmark sculpture designed for the front of the Hewlett Packard building Rio Rancho's City Center. The design was inspired by the desert landscape with it's frequent "dust devils" as well as the flow of information emanating from and entering into the building and its occupants. Designed as a kinetic piece, it silently rotates at one revolution per minute."

Mariposa, a semi-recent community in the NW quadrant of Rio Rancho, has an example of Public/Private art. The piece sits on private land at the entrance to the Mariposa community off Unser Blvd, but is easily accessible to the public. The sculpture above, an abstract representation of the wings of a butterfly--mariposa in Spanish--was designed by the same artist who created the trademark blue grama grass sculpture at High Desert.



Chaco Rising, above, by artist Jaymes Dudding, also sits in the open courtyard at the Rio Rancho City Center. He says that "Ancient Solar Calendars exist around the world" and his is an homage to the ingenuity of the Chaco people. At the right time of day during the Summer & Winter solstices, you can see his solar calendar "Sun Dagger" illuminated between the layers Chaco. Architect Bart Prince did something similar at the [Mead/Penhall House](#).



"Sun Mask," below, was a commission from the State of New Mexico for the Rio Rancho City Hall. The challenge was to turn a former reflection pond into a beautiful, welcoming, and inviting space with site appropriate materials." ...from the artist [Don Redman's website](#).



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If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.

Spring sales figures indicate that we are moving into a Seller's Market: the Supply is currently being outstripped by the Demand for available houses...this can help raise home sales prices for the next several months. Also, as the greater MetroABQ home sales have increased barely over a percentage since 2012, the last many months there has been a great uptick in sales, to 4+%. That is also a very good sign for our real estate market. I'm looking very forward to this Spring and Summer!



804 5th Street NW
 is a 1/4 acre lot in a prime Downtown location, situated just off busy Lomas Blvd. next to the Bernalillo County Metropolitan Courthouse, the Metro Motor Vehicles Department, and Metro Court Parking Garage, there is always plenty of parking for yourself and your clients or tenants. On the west side of the property are numerous professional offices, and the iconic Stone Street Cafe is half a block away.



Where do you want to be?

Ridgecrest's park-rich neighborhood? EDo's Belvedere Townhome Complex? In Architect Antoine Predock's La Luz's Community? SE Heights Hyder Park Neighborhood? Downtown's historic 4th Ward? Build-Your-Own-Business in a busy Downtown commercial corridor, or a busy commercial corridor in Rio Rancho? Running Downtown's premier B&B? Or relaxing on your Peppertree neighborhood balcony, gazing at the Sandia Mountains?...

Click any image to view the Visual Tour; or click on the 3-D Virtual Walking Tour link.

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