

Loehr/Keen – Residence descriptions:

All San Miguel County authority, various versions of Northern NM style, no air conditioning – it's never been necessary due to comfortable summer temps and well-insulated homes with good cross breezes, no surface water rights, lock box, possession at closing, CenturyLink phone service (except 11 St. Joseph), PNM Electric, all on individual septic systems, washers and dryers, no disposals because of septic systems. Non-ADA. Many of the appliances are energy-star

Outbuildings: 2 large, 2-story storage garages, one has solar battery charger

11 St. Joseph Drive, Montezuma, NM 87731 (Parcel No. 1091097028145)

Building occupancy: Single-family home – rental/lease

Foundation Type: Slab on grade

Year structures built: Unknown – possibly 1880; total remodel – 2021

Construction type: Part adobe, part log and stone, part frame; stuccoed

No. of stories: 1

Square footage: 1,270 sq.ft.

2 bedrooms, studio/office, 2 full baths, car port

Flooring: LR original wood floor, rest of house except laundry room is Luxury

Vinyl, laundry room is coated concrete

Roof: propanel metal

Heat: electric baseboard and wall heaters

Water: private well

Smoke detectors

Xfinity Internet

Vigas

Electric glass-top range, refrigerator, microwave

Electric water heater

Xeriscaping, gray water

2 El Paraiso Drive, Montezuma, NM 87731 (Parcel No. 1091097106062)

Building occupancy: Single-family home – used as our guesthouse

Foundation Type: Crawl space

Year structures built: 1930s and '40s; total remodel – 1988

Construction type: Frame with stucco

No. of stories: 1

Square footage: 1,600 sq.ft.

2 bedrooms, w full baths, over-sized 2-car garage, swimming pool w/enclosure

Wood-burning stove, wood-burning fireplace

Flooring: mostly carpet, part of master bedroom and bath redwood, kitchen

laminate, laundry vinyl

Roof: standing seam metal

Heat: solar thermal panels with electric baseboard, plus wood-burning stove

Water: community water system account for city water – pumps up to a cistern to distribute to the 4 homes

Smoke detectors, burglar alarm (not connected to police)

Double-paned windows

Propane tank

Satellite TV with receiver

Phone service (overhead wires) shared with 6 EP

No internet – would need satellite

Vigas

In-ground, indoor pool, fiberglass, propane heat

Jenn-air electric drop-in range, dishwasher, refrigerator, microwave

Electric water heater with solar thermal pre-heater

Rain water catchment, xeriscaping

4 El Paraiso Drive, Montezuma, NM 87731 (Parcel No. 1091097086086)

Building occupancy: Single-family home – rental/lease

Foundation Type: Mostly slab on grade with small crawl space housing water pressure pump

Year structures built: 1930s or 40s; added to and phases of remodeling – 1950s, 1988, 1999

Construction type: First floor – concrete/cinder block, second floor – frame; stuccoed

No. of stories: 2

Square footage: 1,775 sq.ft.

2 bedrooms, studio/office, 1.5 baths, very over-sized 1-car garage

Flooring: mostly carpet; kitchen, laundry, bathrooms vinyl

Roof: propanel metal

Heat: electric baseboard and wall heaters

Water: community water system account for city water – pumps up to a cistern to distribute to the 4 homes

Smoke detectors

Double-paned windows, Xfinity internet, phone service

Vigas

Electric range, refrigerator, xeriscaping

6 El Paraiso Drive, Montezuma, NM 87731 (Parcel No. 1091097064077)

Building occupancy: Single-story, single-family home – we live here

Foundation Type: Slab on grade – about 2/3 of the house, basement garage under about 1/3 of house

Year structures built: Unknown; total remodel – 2005

Construction type: 2/3 frame, 1/3 rock and concrete; stuccoed

No. of stories: 1, plus attic

Square footage: 2,570 sq.ft. (inc. attic)

2 bedrooms, TV room/den off one of the bedrooms, built-in file drawers length of one bedroom, 2 full baths, 2-car garage, wine cellar

Wood-burning stove, large wood-burning fireplace

Flooring: almost all heart of yellow pine wood floors, laundry vinyl

Roof: propanel metal

Heat: electric radiant heat panels on ceiling, plus wood-burning stove

Water: community water system account for city water – pumps up to a cistern to distribute to the 4 homes

Smoke detectors

Double-paned windows

Satellite TV dish (not receivers), Xfinity internet, Phone service (overhead wires) shared with 2 EP

Beams

Glass-top cooktop, pot-filler, separate oven, refrigerator, microwave, dishwasher, trash compactor

Rainwater catchment, low-flow fixtures, xeriscaping

Fish pond with goldfish