

Canal - ^{new}ms
- alan

VISTA DEL SANGRE DE CRISTOS ☼ TAOS, NEW MEXICO

EXTERIOR FEATURES:

- 2 x 8 oc/16 w/1/2" plywood sheeting; 2 layers #15 felt; metal lath AND stucco netting; one coat fibered plaster; one coat colored stucco
- R-26 Walls
- R-30 Ceilings
- Lintels above doors and windows
- Flagstone and/or brick patios and portals
- Private walled courtyard off kitchen w/flagstone set in concrete, custom gate
- 2 covered portals w/vigas and T&G aspen ceilings
- Brae type roof / electrical outlets on roof
- Walled redwood deck off second story
- Commercial grade evaporative cooling system ("swamp cooler")
- Custom seamless iron canales (no welding)
- 11 matching exterior light fixtures
- outdoor electrical outlets
- 7 exterior doors
- Professionally landscaped entrance with local river rock and flagstone
- 6 twelve inch glass block exterior windows highlight stairway

SITE IMPROVEMENTS:

- 1,000 Gallon septic tank
- 1,000 Gallon inground propane tank
- Private well
- Sprinkler system (manual)
- 38' x 16' Stable w/2 stall/ corral/ concrete floor tackroom - fences & gates enclosing approx 1 acre
- 3 freeze-free stock hydrants on property / water lines 5 1/2' deep
- House encircled with pit run/gravel driveways/parking areas/ driveway to barn

INTERIOR FEATURES:

- 1/2" drywall with two coats gypsum plaster, all walls hand-troweled, custom paint
- Ceilings throughout are tongue & grove aspen, den ceiling is herringbone pattern
- 12" wood vigas in den, dining, and upstairs bed/bath (also under portals)
- Radiant floor heating
- All interior doors are solid wood, custom built Taos design (some with indigenous red willow insets) - includes several pocket doors
- All windows have custom 6" window shelves
- Master and upstairs bedrooms have thermostatically controlled Jotul brand gas log stoves
- Den and all bedrooms have top-of-the-line ceiling fans
- All door hardware (except pocket doors) are designer series (Rocky Mtn Hardware)
- Custom wood blinds (Kirsch brand)
- Built-in heaters in all bathrooms/additional lights over bathing/shower areas
- Metal-clad windows with wood interiors/ Pozzi brand custom configuration in den and master bedroom

- 3 Large skylights
- Exterior doors are metal clad with wood interior or all wood custom
- "Split" satellite system—wired in all bedrooms/den/kitchen
- Wired for surround sound in den (4 outlets) and back porch (2 outlets)
- Laundry room with work surface and utility sink (Moen fixtures)
- Wood corbels inside
- Built-in work station off kitchen/ 2 phone lines DSL compatible
- High-end quality light fixtures and sconces
- Lights in all closets
- Recessed light fixtures in den, kitchen, master bedroom
- 11' ceiling in den / Others vary 8-10' remainder of house
- Floors are either Saltillo tile or 2" T&G wood

LIVING ROOM /DEN HIGHLIGHTS:

- Oversized doors at north and south entrances (Custom/wood)
- Built-in shelves
- Fireplace custom build around Bis brand wood-burning insert (see product detail—low emission, vented from outside, 78% efficient.....)
- Arched/plastered doorways
- Floor is Bonanza Pine – 2" T&G sanded & sealed 11/03/ elec. outlet in floor

KITCHEN HIGHLIGHTS:

- 36" Viking Range/4 burner w/griddle/convection oven
- 25 cu. ft. KitchenAid refrigerator/ice & water dispenser/ custom panels to match cabinets (see product detail)
- Asko brand stainless large capacity dishwasher (see product detail)
- custom cabinets with slide-out shelves, pantry, appliance garage
- 2" tile countertops and backsplash around walls to bottom of upper cabinets
- Moen brand kitchen faucet with 12-gauge stainless double sink
- Rain glass inserts in some cabinet doors
- Septic tank friendly garbage disposal
- Skylight over kitchen work area
- Dry Bar: copper top & backsplash/ upper cabinet for barware / wine rack / heavy-duty drawers for liquor / Taos hardware
- Undercounter lights
- Custom bar designed by La Puerta, Inc. Architectural Antiques of Santa Fe: 7' x 4' old Texas mesquite wood (4" thick) supported by antique vigas reclaimed from Old Mora Schoolhouse and inlaid sporadically with stone and turquoise
- Tiffany-style dragonfly pendant lights over bar

BATHROOM HIGHLIGHTS:

Hers (off Master BR):

- 6' Kohler Cast Iron tub / Kohler designer lavatory
- Pegasus brand brushed fixtures
- Tile - Each tile is individually handmade by artisans in New England, hand-picked for depth and variation of color. Each decorative tile is an individual piece of art.

His

- Designer Kohler fixtures
- Hand rubbed antique bronze faucets
- Travertine tile in varying sizes (sealed) on vanity and backsplash
- Travertine tile shower
- Custom glaze treatment on walls

Guest (Downstairs)

- Italian glazed tile on double vanity and wall behind vanity with decorative artistic inset tiles
- Shower of same tile with glass mosaic features and decorative insets
- Imported arched antique mirrors over vanity
- Hand rubbed antique bronze fixtures
- Taos hardware on cabinets
- Hand painted Talavera lavatories
- Kohler designer series commode
- Large linen closet

GARAGE:

- Finished drywall with sealed concrete floor
- Plumbed with hot and cold faucets
- Electrical box for future sprinkler system and/or landscape lighting