

99 Golf Course Road, Mountainair, NM — “A Great Place to be ...”

VIEW VIEW OVERVIEW!

This fully usable 40 acres including a new home is the move-in ready, affordable alternative to big image developments. Sculpted from raw mountain land in Valentine Ranch, with a sweet-water, private well and sensible protective covenants this special place enjoys preservation in a County Conservation District. There is no HOA to jack up management and trust fees, project costs, and headaches. Perfect artist, horse and retirement property, it provides an oasis of civilized comfort in the midst of wild open spaces with easy access year round. Best of all, real practical features make your dream lifestyle affordable and sustainable. Here your dreams come true.

LOCATION, LOCATION, LOCATION!

Located in a region rated with one of the lowest potentials for natural and man-made disasters, the center of New Mexico is one of the last sparsely developed and desirable areas in the US. This 40 acres, enhanced by a new house at 6500 feet, overlooking the Manzano Mountains is a unique package with a sensible blend of quality features.

This is the smart move to accomplish what you want to do. *You choose*: horses, artistic inspiration, active retirement, nature, peace and quiet, home base or vacation getaway. Getting out of the costly, unhealthy, stressful city can be difficult. This home makes it easy. This is not a cheap lifestyle makeover or over-priced pretence from decades ago. It is an affordable, finished deluxe home.

WHAT'S IT ALL ABOUT!

The only new property of its type for miles and miles of open country, this home is a turn-key, 2165sq.ft. living zone in the center of 40 acres. It is a 3 Bedroom, 2 Bathroom, Zia roofline, pueblo style home with 1669sq.ft. living space and 496sq.ft. finished bonus room/attached deluxe garage.

It is just as important for the private living infrastructure to be well thought out as it is for the new home building itself. Affordable quality is simply that, sensible deluxe features done with name brand products like Pella®, Rheem®, and many others. Extras and invisible features include real wood window frames and doors, quality underground power and pure and plentiful water, which is a must in this location and climate.

WHY CHOOSE THIS ONE?

It's the quality solution to your need for efficient, flexible living. It's your place to live with space to grow in a way you choose and built to do what you want to do.

The Great Room features a kitchen with a no-island, step saving layout serving the breakfast bar, dining area and living room. Extra cabinet and storage space is built in and there's even a dedicated 20 amp electric service for an additional large refrigerator or freezer right outside the kitchen door. A custom built, Kiva-style fireplace ready for gas or wood burning and abundant low-E windows and patio door provide a central living area with heart that shares unobstructed views for miles.

The rest of the floor plan is just as flexible with separate laundry room, full linen closet, 2 front facing bedrooms ready for guests, media/computer room or simply a private space with an incredible view. And the Master Retreat is just that, with views than never end and plenty of space to relax. Plus a walk-in closet, walk-in shower and huge soaking tub... you get the picture... and the views!

But then there are all the subtle things like lots of outlets just where you need them, easy to clean Pella® low-E windows double hung in stain grade wood, matching the solid core doors throughout, ceiling fan

rough-ins and a White-Bradford® 50 gallon water heater so guests or long, hot soaks never leave you cold. Adaptable to personal preferences, the furnace, water heater, range/oven, and clothes dryer are all pre wired and plumbed for the flexibility of electric or gas operation. Separate media/comm boxes in all room including the garage are ready for outfitting to fit your life/tech style. And outside, the well established landscaping has underground irrigation that can be expanded.

Energy efficient materials and construction include ample insulation, even in the garage and the overhead door, high efficiency Rheem® furnace and predominant CFL lighting. While pre-ducted and wired for central air conditioning, adding artificial cooling/conditioning is a personal choice at 6500 feet altitude, miles from city smog. The garage-multipurpose room has a 240V/50A outlet ready for high power equipment, quick charge electric vehicles, or furnace augmentation and conversion to electro-thermal heat. There is also a dedicated 120V/20A outlet for extra refrigeration or other special use. And underground utilities support living so you have a 360 degree panorama and views, views, views!

Ready for future gazebo or stable constructions there are even three pair phone and spare 10/3+G power cable underground to the well area. Ready for a gate, CAT-5e runs underground from the house to the property entrance. Ready for star gazing, the flat roof with heavy duty bituminous surfacing is just right for a roof deck or an observatory and has passages for cables and tubing already built-in for solar arrays or a hidden satellite dish. Ready for a back porch, a front Spanish patio, a hot tub. It's all ready for you!

THE BACKSTORY!

The name Golf Course Road is inspired by Valentine Ranch's 1960's vintage, cowboy golf course. Old-timers can still show it to you! Originally part of the Chilton ranch Valentine Ranch is now 18 properties, 40 to 60 acres each, parsed from these pristine high country pinion-juniper pastures.

Stars and planets fill a sky so clear it's easy to see how the Milky Way got its name. Hawks and falcons to orioles and hummingbirds, horses and cattle to deer and chipmunks, mountains and mesa, fresh air sunrises and sunsets all surround this home, blending into pristine high country pastures and supported by solid necessities and extras. It's a property built for dreams, for living, for you.