

## ALL FIELDS DETAIL



**MLS #** 112984  
**Class** RESIDENTIAL  
**Type** Condo  
**Area** ANGEL FIRE (04A)  
**Asking Price** \$374,000  
**Address** 3465 Mountain View Blvd  
**Unit #** 20C  
**City** Angel Fire  
**State** NM  
**Zip** 87710  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**GARAGE TYPE** None  
**LAND COVER** Valley Land  
**RESTRICTIONS** Yes  
**SURFACE WATER** None  
**MANUFACTURED /MOBILE HOME** No



## GENERAL

<b>Project Name</b>	Mountain View Villas	<b>For Rent</b>	No
<b># of Bedrooms Main House</b>	2	<b># of Full Baths Main House</b>	2
<b># of Half Baths Main House</b>	0	<b>Garage/Carport Capacity</b>	0
<b>Number of Acres</b>	0.00	<b>Agent</b>	The Walking Rain Group of Coldwell Banker Mountain Properties - Office: 575-689-8929 Robbie Puskarich - Office: 575-758-8673
<b>Listing Office 1</b>	Coldwell Banker Mountain Properties - Main: 575-377-1192	<b>Listing Agent 2</b>	
<b>Listing Office 2</b>	Coldwell Banker Mountain Properties - Main: 575-758-8673	<b>O/A Y/N</b>	No
<b>List Type</b>	ERS	<b>Owner Name</b>	Whitt
<b>Occupied</b>	Owner	<b>Management Fee</b>	0
<b>Listing Date</b>	3/14/2025	<b>Expiration Date</b>	9/14/2025
<b>Legal Description</b>	Subd: Mountain View Villas Condo - UPC 10881510104180020 Villa 20, Bldg. C	<b>Subdivision</b>	Touch Me Not
<b>Elementary School</b>	Eagle Nest Elem	<b>Middle School/High School</b>	Moreno High
<b>Zoning</b>	Angel Fire Residential (Medium Density)	<b>Approx. Year Built</b>	1999
<b>Remodeled Y/N</b>	Yes	<b>Year Remodeled</b>	2021
<b>Remodeled Comments</b>	N/A	<b>Builder</b>	Sticks & Stones
<b>Approx. Main House Sq. Ft</b>	740	<b>Guest House Y/N</b>	No
<b>Guest House Kitchen Y/N</b>	No	<b>Studio/Workshop Y/N</b>	No
<b>Tour Zone</b>	Angel Fire North	<b>Water Rights Y/N/UNK</b>	No
<b>Flood Area Y/N/UNK</b>	No	<b>Irrigation Acres</b>	0
<b>Virtual Tour</b>	Virtual Tour	<b>Update Date</b>	3/25/2025
<b>Status Date</b>	3/13/2025	<b>HotSheet Date</b>	3/13/2025
<b>Price Date</b>	3/13/2025	<b>Input Date</b>	3/13/2025 8:32 PM
<b>Associated Document Count</b>	6	<b>Original Price</b>	\$374,000
<b>Subject to FIRPTA</b>	No	<b>REO</b>	No
<b>Short Sale</b>	No	<b>VOW Include</b>	Yes
<b>VOW Address</b>	Yes	<b>VOW Comment</b>	No
<b>VOW AVM</b>	No	<b>GPS Longitude</b>	-105.291444527202
<b>GPS Latitude</b>	36.40427489795232	<b>Directions</b>	Take Mountain View Blvd. north towards the blinking light. Turn left just before the post office, immediately after Indigo Market in the log home on the left. Mountain View Villas condo community is located in the building at the back of the post office building. This condo is a second floor unit in the middle of the complex near the elevator.



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**GENERAL**

<b>Modular</b>	No	<b>Link to Google KML file</b>	Link to Google KML file
<b>Days On Market</b>	39	<b>Days On MLS</b>	40
<b>Lease/Option</b>	No	<b>Total Property Bedrooms</b>	2
<b>Total Property Full Baths</b>	2	<b>Total Property Half Baths</b>	0
<b>Approx. Total Heated Livi</b>	740	<b>Cumulative DOM</b>	39
<b>Cumulative DOMLS</b>	40	<b>Geocode Quality</b>	Manually Placed Pin
<b>Picture Count</b>	38	<b>Input Date</b>	3/13/2025 8:32 PM
<b>Update Date</b>	3/25/2025 2:51 PM	<b>GRT Code</b>	09-600
<b>Video Count</b>	0		

**FEATURES**

<b>FIREPLACE</b>	<b>EXTERIOR AMENITIES</b>	<b>FIBER OPTICS</b>	<b>SHOW INSTRUCTIONS</b>
One	Gutters	Yes	Appointment Only
Rock	<b>FENCING</b>	<b>INTERIOR AMENITIES</b>	Lock Box Occupied
Gas	Wire	Alarm System	Text To Show
Living Room	<b>PORCH/PATIO</b>	Smoke Detector(s)	Showing Time
Gas Igniter	Deck	Ceiling Fan(s)	<b>POSSESSION</b>
<b>CONSTRUCTION</b>	Covered Porch	Part. Window Cov	Funding
Frame 2x6	<b>LANDSCAPING</b>	Wash/Dry Hookups	<b>HOA INCLUDES</b>
Insulation	Xeriscape	<b>CEILING</b>	Water
<b>SUBFLOOR</b>	Firebreaks	Vaulted Ceilings	Sewer
Slab	<b>EXTERIOR FINISH</b>	Beams	Trash Service
<b>FOUNDATION</b>	Stucco	<b>ING/EG</b>	Grounds Maintenance
Yes	<b>UTILITIES</b>	Public	Insurance
<b>HEATING</b>	Satellite	Insurable	Building Maintenance
Forced Air	<b>PHONE</b>	<b>STYLE</b>	Snow Removal
Fireplace	At Lot	Contemporary	<b>HOA AMENITIES</b>
<b>WATER HEATER</b>	<b>ELECTRIC</b>	Combo	Storage
Gas	Yes	<b>DOCUMENTS ON FILE</b>	Pets Allowed
<b>ROOF MATERIAL</b>	<b>GAS</b>	Legal	Other
Shingle	Propane	Condo Docs	<b>LOT DESCRIPTIONS</b>
<b>ROOF TYPE</b>	<b>SEWER</b>	Photos	Corner Lot
Pitched	Town	Warranty	Cleared Lot
<b>STORIES</b>	<b>WATER</b>	Sellers Disclosures	View
One Story	Town	Title Policy	Level
<b>FLOORS</b>	<b>APPLIANCES</b>	Online	
Tile	Dryer	Other	
<b>DRIVEWAY</b>	Elec. Range		
Paved	Dish Washer		
<b>WINDOWS</b>	Refrigerator		
Thermopane	Microwave		
Screens	Disposal		
	Energy Star		
	Front Load Washer		

**FINANCIAL**

<b>Current Tax Amount</b>	1550.69	<b>Owner Financing Y/N</b>	No
<b>Public Inprov Distr (PID)</b>	No	<b>Special Asses Distr (SAD)</b>	No
<b>Monthly HOA Fee</b>	292.77	<b>Estimated Tax Amount</b>	3759.00

**AGENT ONLY REMARKS**

**Agent Only Remarks** Please call/text Robbie Puskarich at 813-732-5819 or 575-224-6652 for showing instructions. This is a full-time residence; however, we will do our best to accommodate short notice showing requests. Please do NOT go into the attic. The attic is about 4 feet tall and covers a large portion of the unit; however, it is not to be accessed. There are photos of what the attic space looks like, so please just ask the listing broker. The listing brokerage and/or seller do not warranty the square footage or acreage of the property. If it is of material interest to the buyer, then the buyer should have it measured.



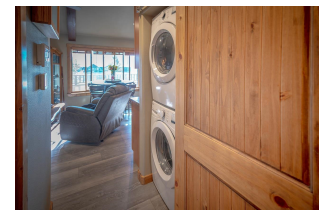
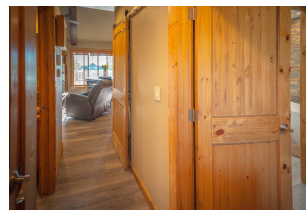
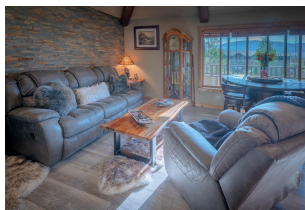
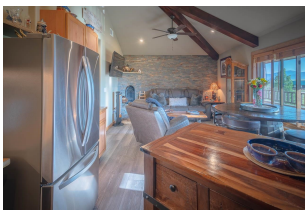
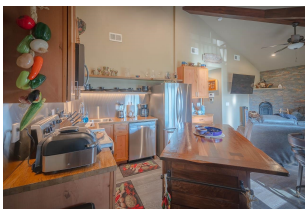
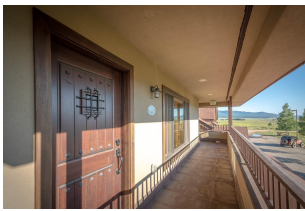
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## PUBLIC REMARKS

**Public Remarks** Welcome to Mountain View Villas, one of Angel Fire's most desirable condominium communities! These are the newest two-bedroom, two-bathroom condos in the area, with no future developments planned in the Village, making this an exclusive opportunity to own in a prime location, which is easily accessible in the winter months. Perched on the second level, this stunning condo offers the perfect blend of cozy retreat and high-end comfort. Take the elevator, or covered stairwell, up to a beautifully remodeled unit, fully furnished and thoughtfully upgraded with luxury finishes. The open-concept living, dining and kitchen area is bathed in natural light, featuring soaring high ceilings, a striking rock-accented gas fireplace, and modern stainless-steel appliances, including a stylish backsplash and a full-size front-loading washer and dryer. The primary en-suite is a private oasis with double sinks and exquisite soaking tub, while both bedrooms provide direct access to a private oversized deck, perfect for soaking in the breathtaking, southwest-facing mountain views. The second bathroom has a tiled walk-in shower and upgraded finishes. This is a corner unit, which means only one shared interior wall, and this also affords a larger balcony space that is also partially covered, with views of Wheeler Peak. With just 19 exclusive units, Mountain View Villas offers conveniences like an exterior 3x3 owner's storage closet that is covered, and an elevator for easy access. Each unit also has a reserved parking space. There is no resort membership required with Mountain View Villas. You can enjoy everything the Enchanted Circle has to offer, from world-class skiing, mountain biking, horseback riding, tons of hiking options, to vibrant local dining and entertainment. This turn-key condo is ready for your mountain escape or a lucrative short-term rental investment. Don't miss this rare opportunity!

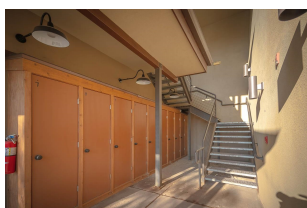
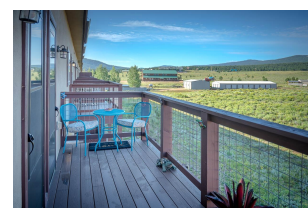
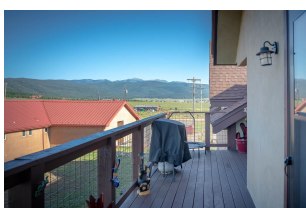
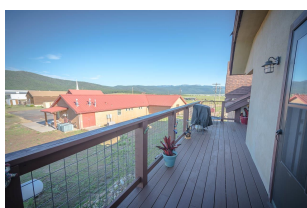
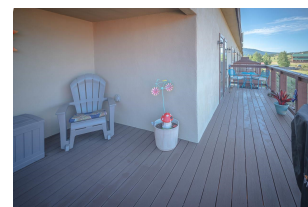
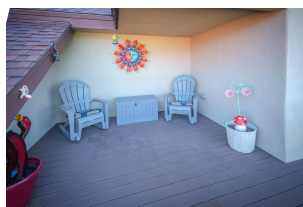
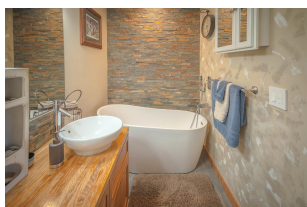
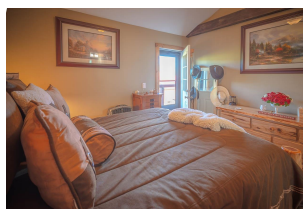
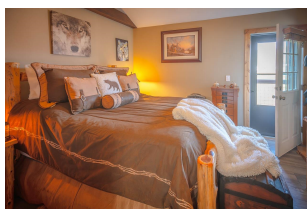
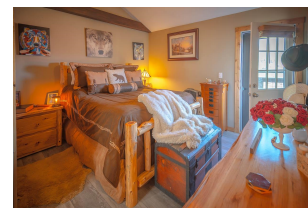
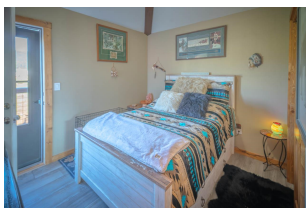
## ADDITIONAL PICTURES



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