

413 West High. St., Red River, NM 87558:

Improvements / Renovations

Original portion of the house was constructed in approximately 1967. Purchased in 2008 by Sabrina & Lon Webster. In spring 2018 owners contracted with Mr. Christ Peterson, owner of Erik's Workshop, to draft plans, renovate existing house, and construct news addition(s) to house. Work commenced in May 2018 and continued into 2019.

2018 – 2019: New construction & renovations:

- Added new living room.
- New upper room / loft.
- Added three feet of depth to Master bedroom.
- Walnut cabinetry, “floating” shelves cabinets and storage in foyer, kitchen, living room.
- Broze door knobs & handles (Restoration Hardware) throughout house and kitchen.
- Custom roll-out pantry
- Track lighting in den & study.
- Majority of interior lighting is adjustable via dimmer switches.
- In-floor radiant heating system throughout living area and second-story loft, heated by Navien tankless system. System was recently serviced and performs flawlessly.
- Monte Carlo-brand ceiling fans in master bedroom, living room, loft.
- Major repairs/rejuvenation of retainage wall at creek.
- Electrical utilities placed underground.
- Pro Panel roofing on house and shed.
- Special-order Marvin double-pane roll-out aluminum frame windows with stained wood exterior.
- Custom Marvin sliding glass door.
- Marvin glass kitchen door.
- Lighted half-basement, can be utilized for storage

- Floored, lighted attic above carport.
- Three frost-free outdoor faucets.
- Exterior is clad in Hardie Board shiplap with Bridger Steel wainscoting and matching trim.
- Motion-activated exterior lighting at carport and NW corner of house.
- Bosch gas range, microwave and dishwasher; KitchenAid refrigerator.
- Red cedar plank seven-foot privacy fence with front and back gates; restained in 2024.
- Snow rails and rain gutter on installed southern roof circa 2024.