

11C Camino del Arroyo, Pilar, NM 87531

Features:

3 bedroom, 2 bathroom custom adobe home with patterned viga and latilla ceilings.

Array of solar panels on garage roof (installed 2022) provide substantial energy savings.

Open plan kitchen, living and dining areas form stunning great room with 13' ceilings.

Entrance through spacious passive solarium with skylights (2 opening) and windows facing south and west. Solarium has a flagstone floor with drains and a faucet.

Flagstone floors continue into the main house which has stone tiles in 2 bedrooms and saltillo throughout the kitchen, dining and office areas. Living room and 3rd bedroom have carpeting.

A deep basement with above ground windows provides a cool space in summer and a cozy retreat in winter.

Four working adobe fireplaces designed by Carmen Velarde (in living room, 2 bedrooms and basement room), also curved dividing wall and banco attributed to her.

Large kitchen with custom solid wood cabinets, stainless steel appliances and quartz countertops, plus custom curved bi-level wooden bar and Talavera tile backsplash.

5 piece primary bathroom with large tub, renovated in 2018, features custom wood cabinets and Talavera sinks.

Secondary $\frac{3}{4}$ bathroom features custom wooden vanity with glass vessel sink.

Radiant heat throughout most of the house. New Weil-McClain boiler installed October 2024.

Mini-split air conditioning/heat pump unit in great room.

Entire house roof sealed with Gaco silicone in 2023.

Separate laundry room with washer, dryer and storage closet.

Additional washer and dryer connections in mechanical room provide organizational flexibility.

Fenced back yard facing east, north and west ensures your pet will always have shade available. Back patio, with extending vigas forming portal provides great views of Pilar mesa.

32' x 32' stand alone garage/studio building, with pro panel roof, houses an oversized two car garage with automated doors, a 22' x 10' studio with 2 opening windows and a 10' x 8' storage room. Uncovered patio on east side of garage provides afternoon shade. 220V power outlets in garage and studio.

An additional 20' x 10' stand alone storage room is a great place to store outdoor equipment.

1.09 acre property is less than 240' from Rio Grande river, with pear, apple and apricot trees.