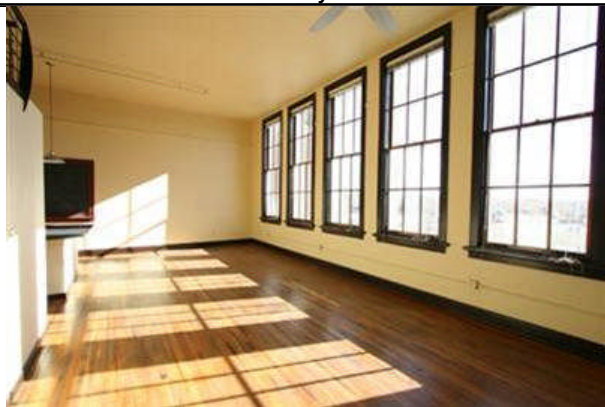


Client Detail Report

Listings as of 03/12/09 at 10:54pm

Active 01/13/09 **Listing # 642365** **301 Central Ave NE #308 Albuquerque, NM 87102** **Listing Price: \$189,500**
County: Bernalillo



Prop Type Residential
Area 80
Beds 1-2
Baths(FTH) 0 (0 0 0)
Year Built 2003
UPC Code 101405739338812002

Prop Subtype(s) Attached
Zone Atlas K14
Stories 1 Story
Sq Ft (approx) 818 Agent
Price/Sq Ft \$231.66
Lot Sq Ft (approx) 87120 ((Agent))
Lot Acres (approx) 2.000

Directions This property is in the 1914 Old Main Building at the Lofts at Albuquerque High, located at the corner of Central and Broadway in East Downtown.
Prop Specific Remarks Two of the unique features of this loft are five 10-foot south-facing, wooden windows and original hardwood floors. A spacious walk-in closet integrates with the full bath, which includes modern ceramic tile finishes. The contemporary kitchen includes an island. A mezzanine above the bath, enclosed by custom steel railings, rounds-out the studio loft floorplan. This is a great value when considering design, location, security. Free parking on street or \$37/month in secure covered parking garage.

Total Units 70
Floor Number 3
Levels In Complex 3
Zoning SU-1
Approximate Taxes \$2200.00
Disability Access Yes
Fireplace No
Elementary School Longfellow
High School Albuquerque
Lead Paint No
MBR Dimensions 11x10 Level: Loft
Basement No
Guest House No
Laundry Power Electric
Hist. Prop/Lndmk Yes
Fee Simple Yes
HOA Dues/Month 198.00
HOA Covers Type Insurance, Common Area, Security, Some Utilities, Greens
Owner/Broker Yes
Possession Day Of Funding
FIRPTA No
Roof Rolled Roofing, Rubber Membrane, Pitched/Flat
Exterior Material Brick Veneer
Interior Features Alarm System, Kitchen Island, Loft, LR/DR Combo, Cable TV, MB Shower/Tub, Raised Ceiling, Smoke Alarm(s), Walk-In Closet(s)
Heating Central Forced Air, Electric, Heat Pump
Water/Sewer City Water, Sewer-City
Flooring Hardwood
Style Custom
Finance Considered Conventional, FHA, VA, Cash To Owner

Unit Location Top
Levels In Units 3
Attached Type Loft/Studio
Flood Zone No
Tax Exemption No
Master Bath Desc. Full Bath
Pool No
Middle School Jefferson
Age 4-6
MLA Dimensions 29x14 Level: Main
KT Dimensions 10x10 Level: Main
Sunroom No
Laundry Location Utility Closet
Guard Hse/Svc No
Rented No
HOA Yes
HOA Mandatory Yes
Virtual Tour Avail No
Buyer Exclusion No
Seller Asst Offered No
Land Use Gated Community
Construction Masonry, Brick
Exterior Features Courtyard, Fenced All, Gated
Appliances Microwave, Range Hood, Dishwasher, Refrigerator, Disposal, Washer H/U, Dryer H/U, Frestnd Elec Stv/Ovvn
Cooling Refrigerated, Central, Heat Pump
Landscape Auto Sprinklers (G), Lawn/Grass, Common Area, SW Natural Lndscp(G)
Windows Thermal-Double Pane, Sash, Wood
Lot Description Planned Community
General Access Deeded

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.
 All information herein has not been verified and is not guaranteed

