



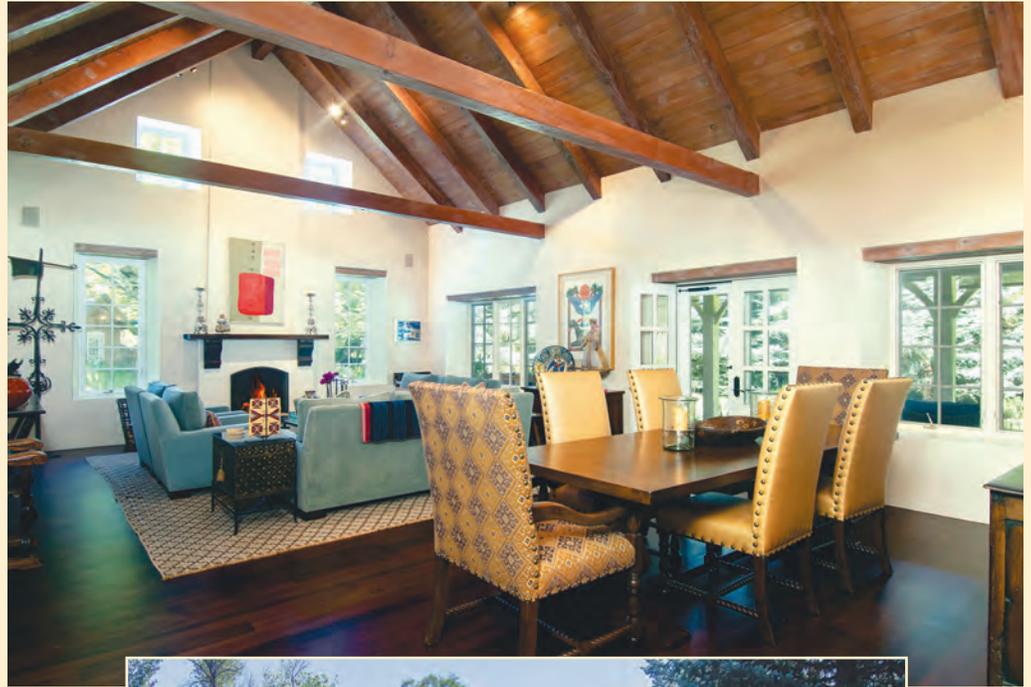
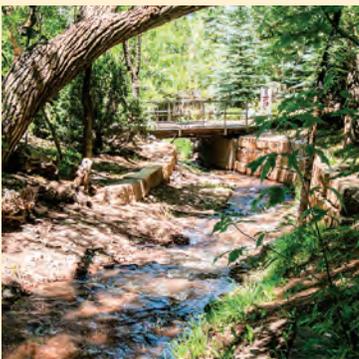
1395 bishops lodge road, a & b



Tesuque is known for its stunning scenery with tall trees, river, and acequias. This splendid property, adjacent to the river and the Acequia Madre, offers both a main house (3,432 sq. ft.) and guest house (3,014 sq. ft.) sitting on three parcels of land, 2.66 acres in total. Both homes are traditional in their Northern New Mexico style, with pitched metal roofs, portals, and lots of big divided windows and doors.

The gated driveway is lovely with tall pines, blue spruce, and a variety of deciduous trees. The courtyard opens through a handmade wooden gate, slatted and arched. Trees, green grass and gardens are everywhere, down pathways, nestled around intimate sitting areas, near a water fountain, adjacent to the portals.





1395 BISHOPS LODGE ROAD, A & B MLS #202336588 \$4,500,000

An inviting entry portal and a gorgeous custom made wooden door leads into the foyer of the main house (A). To the left is the stunning great room where the pitched wooden beam and plank ceiling rises to create an open and airy room. Wooden plank floors and plentiful large divided windows provide light and warmth. A fireplace at one end is a focal point with its dark wooden mantel. At the other end of the great room is a lovely dining area and built-in wet bar with shelving, sink and wine cooler.

Just around the corner is a lovely, user-friendly kitchen with top notch appliances, plenty of storage, a pantry, and a large island with sink and counter space for eating. The kitchen is completely open to a family room with a stone fireplace... making it truly inviting for family, good friends and the chef to enjoy themselves. Adjacent to the kitchen/family room is a casual dining room with wonderful light coming from windows all around, and a door leading to one end of the west portal (with another stone fireplace!) which runs the full length of the great room and kitchen.

Straight ahead and to the right of the foyer is a gallery hall leading to a full bath and, through a doorway, a bedroom and an en suite bedroom. A master bathroom and dual closet nicely separates the two bedrooms from the master bedroom. With plenty of room for a desk and sitting area the master has a corner kiva fireplace and high, pitched ceilings that are found in the public areas of the home, offering a cozy place to spend some quality time. At this end of the hall there is a laundry room and access to the attached garage with built-in closet and mechanical room.

expect more.



Across beautiful gardens of flowers, trees and shrubs, and down a walkway, is the guest house (B), built around a private courtyard. An entry gallery leads into an inviting kitchen with colorful tiles, built-in open shelving and hand-painted cabinets. A feast for the eyes, this kitchen is easy to use with great appliances and a breakfast nook. It is completely open to a large dining area with a hand-painted fireplace and a mantel of tile embedded in plaster. This room is easily large enough to include a sitting area for those wanting to talk while the chef continues to cook!





Down a hallway are two bedrooms, one en suite with a walk-in closet, laundry room, and powder room. A portal runs the full length of the dining room and bedrooms. Adjacent, the living room has a great pitched ceiling of beams and planks that mimic the wooden floors and a striking built-in bookcase. A fireplace stands at one end and lots of windows throughout illuminate the space. This room opens to the courtyard and a portal, increasing the spaciousness of the living space.

On the other side of the entry portal is the master suite with 3/4 bath and walk-in closet. It is nicely separated from the other rooms and has an opening to the side of the courtyard.

This is a stunning compound with plenty of places to explore, all in lovely Tesuque. Near hiking trails with gorgeous landscapes, the Santa Fe Opera, Tesuque Village Market, and just a short drive to Santa Fe with its shopping, restaurants and entertainment... it's the best of both worlds.

Homes are being sold separately or together.
Home A: \$2,400,000; Home B: \$2,100,000; Together: \$4,500,000

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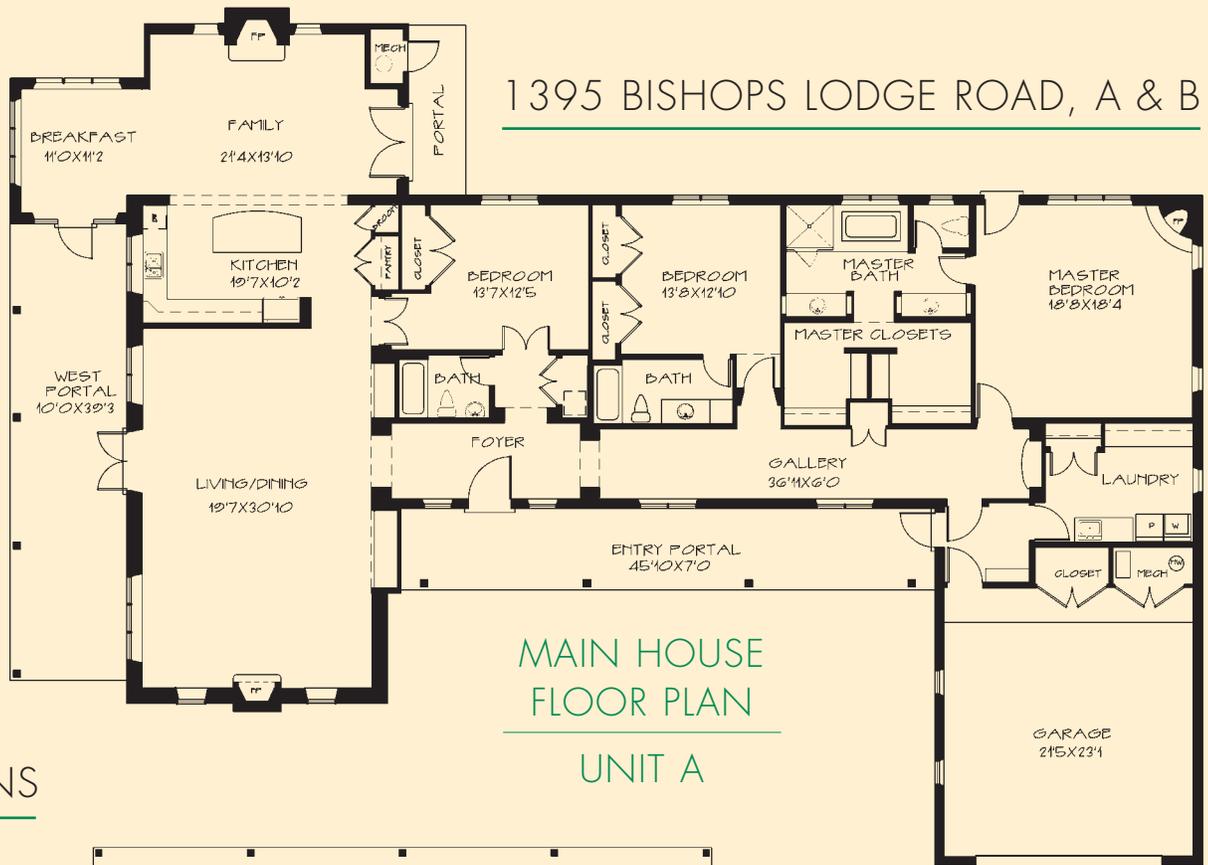
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expect more.

1395 BISHOPS LODGE ROAD, A & B

Property Comes with Surface Water Rights, Security System, Drip System, and Water Purification System in the Main House



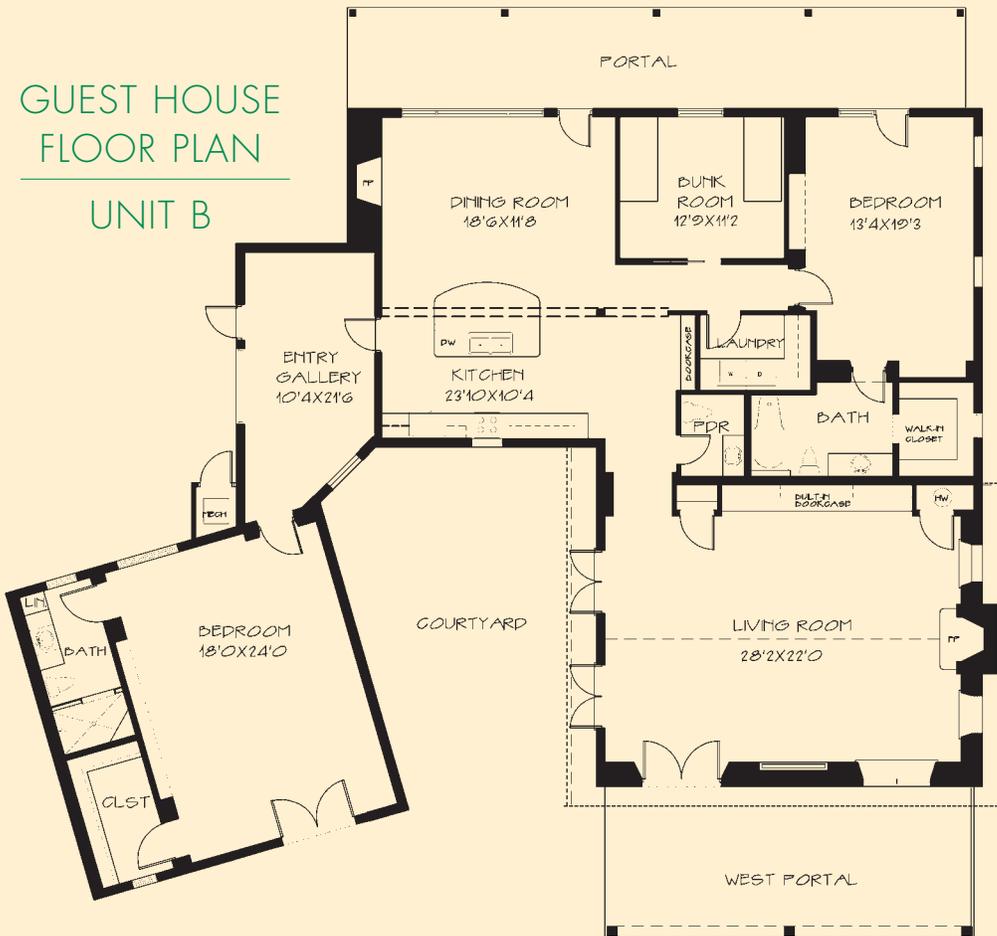
MAIN HOUSE FLOOR PLAN

UNIT A

FLOOR PLANS

GUEST HOUSE FLOOR PLAN

UNIT B



Main House (A), Single Level:

Approx. 3,432 Sq. Ft.

3 Bedroom, 3 Full Baths

2-car Garage

Single Parcel of Land = 1 Acre

Heating: Forced Air, Radiant in Floor, Natural Gas

Guest House (B), Single Level:

Approx. 3,014 Sq. Ft.

3 Bedrooms, 3 Baths: Full, 3/4, 1/2

Two Parcels of Land = 1.66 Acres

Heating: Forced Air, Natural Gas

Lot Size, Parcels Combined: 2.66 Acres

Property Zoning: Single Family

The Main House has use of 2 Wells: One well is a neighbor's well that can be used when owner needs to repair his well and the same applies for the neighbor. The main house also has a totally independent private well. The Guest House has its own separate well. There are also irrigation (acequia) rights for both properties.

Sewage: Septic

Cooling: Refrigerator, Central

Construction: Block, Frame, Stucco

Projected Real Estate Taxes:

\$32,908.50 (based on listing price)

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