



**Area:** 130 - Corrales  
**Zone Atlas:** 66  
**Subdivision:** MESA ALTA  
**# of Lots:** 1  
**Lot Description:**  
**Type:** Acreage, Build to Suit  
**Acres:** 3.44  
**Lot SqFt:** 149,716  
**On Market Date:** 11/15/2023  
**DOM:** 65  
**Association Details:** Association: No

**Apx Lot Dim Front:** 1391.43  
**Apx Lot Dim Side:** 108.21  
**Addl Lot Dim:**  
**Lot Size Source:** Survey  
**Elementary School:** Corrales  
**Middle School:** Taylor  
**High School:** Cibola  
**List Price/Acre:** \$140,988.37  
**List Price/Lot SqFt:** \$3.24  
**Owner/Broker:** No  
**GEO LAT:** 35.265838 **GEO LON:** -106.610446

**Public Remarks:** Enough Corrales real estate to build multiple homes! Where else to build your dream home, or dream homes of others, but in the sought-after, Village of Corrales. This lot allows for subdivision and sits near other beautiful properties.

Features	Lot Information	Utilities
<p><b>Acc. To Prop Line:</b> Dirt Road  <b>Assessments:</b>  <b>Docs/Data Available:</b> Disclosure Statement, Plat Map, Survey  <b>Documents:</b>  <b>Topography:</b> Mostly Level, Slight Slope  <b>Existing Survey:</b> Staked Boundary Srvy  <b>Features:</b> None  <b>Property Access:</b> Unimproved Road  <b>Timber/Mineral Right:</b></p>	<p><b>Tract:</b> A  <b>Unit:</b> N/A  <b>Lot:</b> N/A  <b>Block:</b> N/A  <b>Section:</b> 15  <b>Township:</b> 12N  <b>Range:</b> 3E  <b>Package Deal:</b> No</p>	<p><b>Utilities:</b> None  <b>Utility Impact Fee:</b> Utility Impact Fee: Unknown  <b>Water Source:</b> None  <b>Water Conservation:</b>  <b>Wastewater:</b> None  <b>Irrigation Source:</b>  <b>Dist to Electrical:</b> At Line  <b>Distance to Water:</b> None  <b>Distance to Phone:</b> Call Listing Broker  <b>Distance to Gas:</b> Call Listing Broker  <b>Distance to Sewer:</b> None  <b>Distance to Cable:</b> At Line</p>
Listing & Contract Info	Disclosures	County Data
<p><b>Original List Price:</b> \$485,000  <b>Possession:</b> Day of Funding  <b>Bank Owned:</b> No</p>	<p><b>Miscellaneous:</b>  <b>Finance Considered:</b> Cash  <b>Seller Assist Ofrd:</b> No  <b>Trade/Xch Considered:</b> No  <b>Flood Zone:</b> X</p>	<p><b>County:</b> Sandoval  <b>UPC Code:</b> 1016070266161  <b>Current Taxes:</b> \$1,492.27  <b>GRT Code:</b> 29-504  <b>Tax Exemption:</b> Unknown  <b>Zoning:</b> A-1  <b>PID:</b> No <b>SAD:</b> No  <b>Restrictive Covenant:</b> Same As Zoning  <b>Short Legal Desc:</b> S: 15T: 12N R: 3E Subd: MESA ALTA Tract: A</p>
<p><b>Directions:</b> From Corrales Rd/ South on Paseo Cesar Chavez (Northern Corrales)/ Right before Estrella Brillante. **An existing fence north of Estrella Brillante and running parallel to Estrella Brillante is the actual southerly boundary line for Tract A. Access to Tract A will be DIRECTLY through an access road from Paseo Cesar Chavez unto Tract A * The property is parallel to Estrella Brillante on the North side.</p>		
<p><b>Presented by</b>                      Kalandra N. Saavedra                      Real Broker 505-448-8888                      505-681-9313  <a href="mailto:Kalandra@Real505.com">Kalandra@Real505.com</a></p>		

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