



Ramsey House  
18 Terrace Farm Road

Wagner

Martinez.

Sanchez

Montoya

Montoya

1154 Rd

1154 Rd

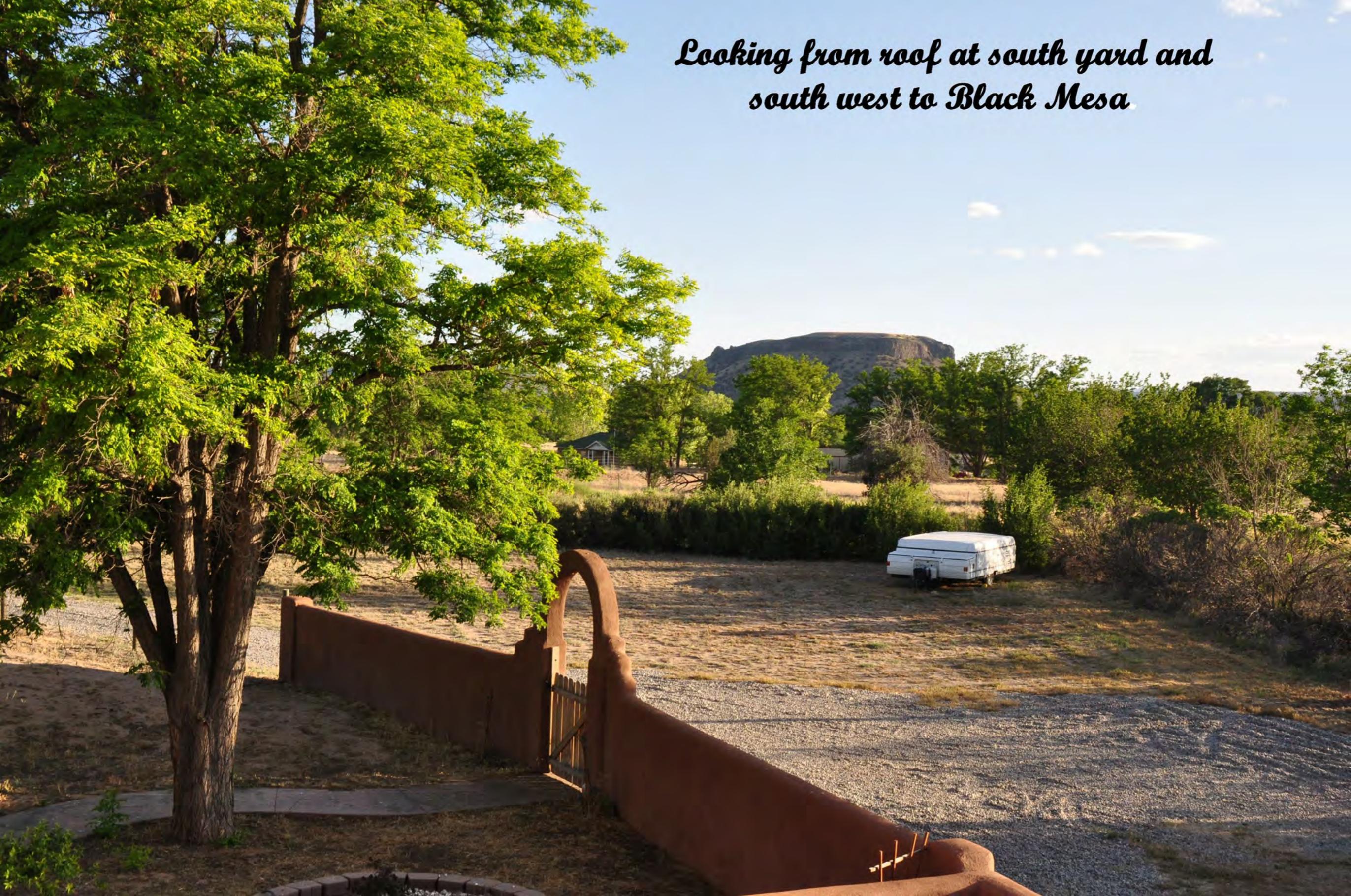
1154 Rd

1154 Rd

1152

1120

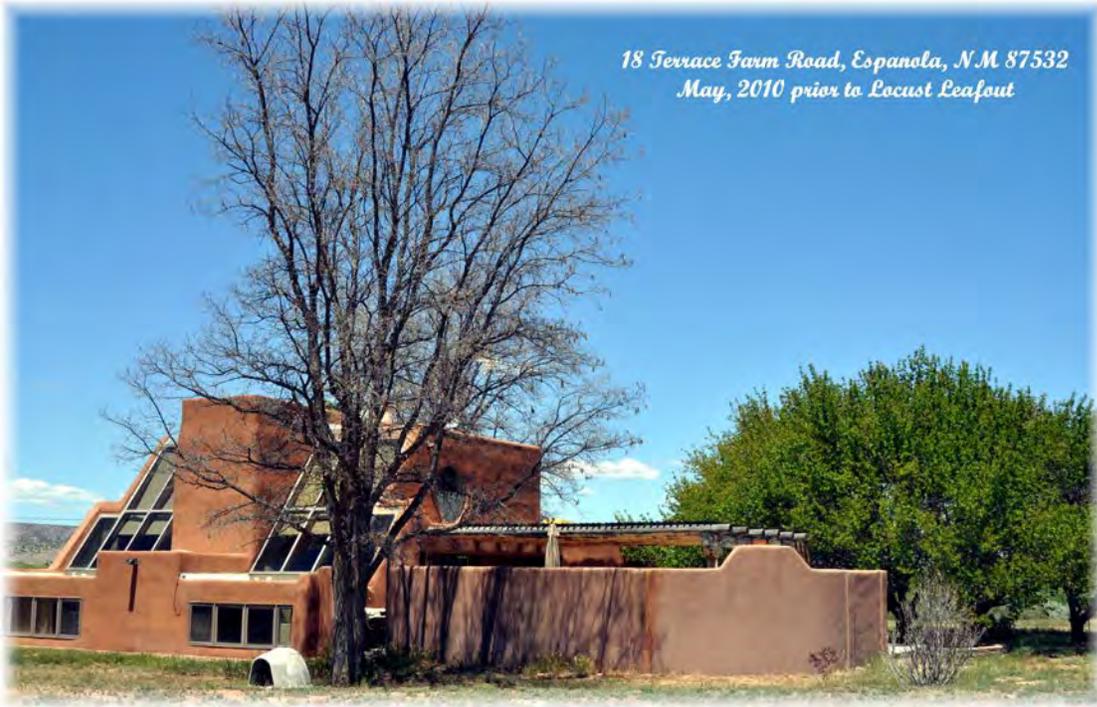
*Looking from roof at south yard and  
south west to Black Mesa*



*looking due NW*

*18 Terrace Farm Rd  
Española NM 87532  
May 2010*





*18 Terrace Farm Road, Espanola, N.M 87532  
May, 2010 prior to Locust Leafout*

*South Of Espanola; North Of Pojoaque  
At Intersection of NM399 and US 84/285 Turn onto 399(WSW),  
Away from Dream Catcher Theatre [into the area of Black Mesa Golf Course & toward the Jemez  
Mountains]*

*Go about 3 miles, you'll pass a nice trailer park on left.  
**At the Y** (Grocery sign on adobe building in Y)  
Stay **straight** on Rio Arriba County Rd. 120  
(do not curve left though that is the major road SR399,  
do not **TURN** hard right down the hill).*

*The road curves to the right, very tall western white pines to right along the road,  
Keep going past trailer on left and  
At the mailboxes at the  
end of pavement in front of mail boxes,  
fence sign says "**Terrace Farm Road.**" (This is GPS as 1154 RD)  
**Turn Right onto Terrace Farm Road***

*This is a narrow dirt road, you turn onto- when you turn, a painted fence will be on your left,*

***Go to third house on right (#18 on fence),  
1.5 story adobe with passive solar  
Windows facing south.***

***Enter through the gate across the paved driveway.  
Park anywhere in the area near courtyard.  
Plenty of parking on the asphalt.***

***Beverly's cell phone 505-690-3690***

## **Outstanding Property at Affordable Price**

### **18 Terrace Farm Rd LaMesilla, NM**

2 story passive solar adobe home on 1.6 fully fenced acres in LaMesilla, north of Black Mesa about a mile and about 3 miles W from Espanola, on a terraced bluff < ½ mi east of the Rio Grande and almost due east from the Puye Ruins on Santa Clara Pueblo. House is oriented with huge solar windows facing due south toward Black Mesa.

The master bedroom is upstairs, the south facing solar windows off-set by two large round windows facing due east viewing the Sangre de Cristos and west viewing the Jemez Mountains.

Overall living area is 2385 square feet, 1643 ft<sup>2</sup> on the lower glazed tile floors and brick floors and 742 ft<sup>2</sup> in the upper, master bedroom/bath suite with bamboo floors in the bedroom, ceramic tile in the bath. The house is an “open plan” with the only interior doors on bathrooms. On the lower floors there is a large living room and dining area, as well as two bedrooms (currently set up as TV room/library; the other as a studio/ office).

Heating and cooling are easy: in addition to the shaded solar windows to the south, there is a central heatator fireplace in the living room; a pellet stove in the kitchen, baseboard heaters in 3 locations, and an electric stove with “ever burning” logs in the master bedroom. There is a large evaporative cooler into the kitchen ceiling, and a portable evaporative cooler in the master bedroom.

The kitchen has a generous brunch-bar, a full gas range, an electric wall-mounted oven. In addition, there is a rotisserie and convection oven set in the garage. There are 2 full size refrigerators. Adjacent to the kitchen there are: room-size pantry, half bath, and utility room with washer/dryer and 50 gal hot water heater.

There are two courtyards, one formal, walled and accessed from gate in sidewalk or west sliding glass doors from living room; a second due south of the walled courtyard near the sidewalk and gate onto the paved driveway.

Entertaining mesa: due east with a deck, viga covered port-al’ and kiva fireplace. There is a privacy wall south and west. There is an eight-person hot tub nearby in the backyard, private space near the apricot trees. There is a 12 x 12 concrete on grade full storage shed with full yard/gardening equipment. There is a permanent Cherokee-style sweat lodge in the north, fenced, gated yard to the north of the garage.

The house is fully furnished, including bedding/linens, kitchen appliances, tools, cutlery and dishes, cookware, and gas grill, 8 x 8 ft hot tub.

*House is immediately available (\$ 1750/month)*

*Perfect for LANL frequent visitor, 25 miles to the Administration building.*

*(Los Alamos GSA 20 days/month = \$ 1720 lodging and \$ 1020 meals & incidentals)*

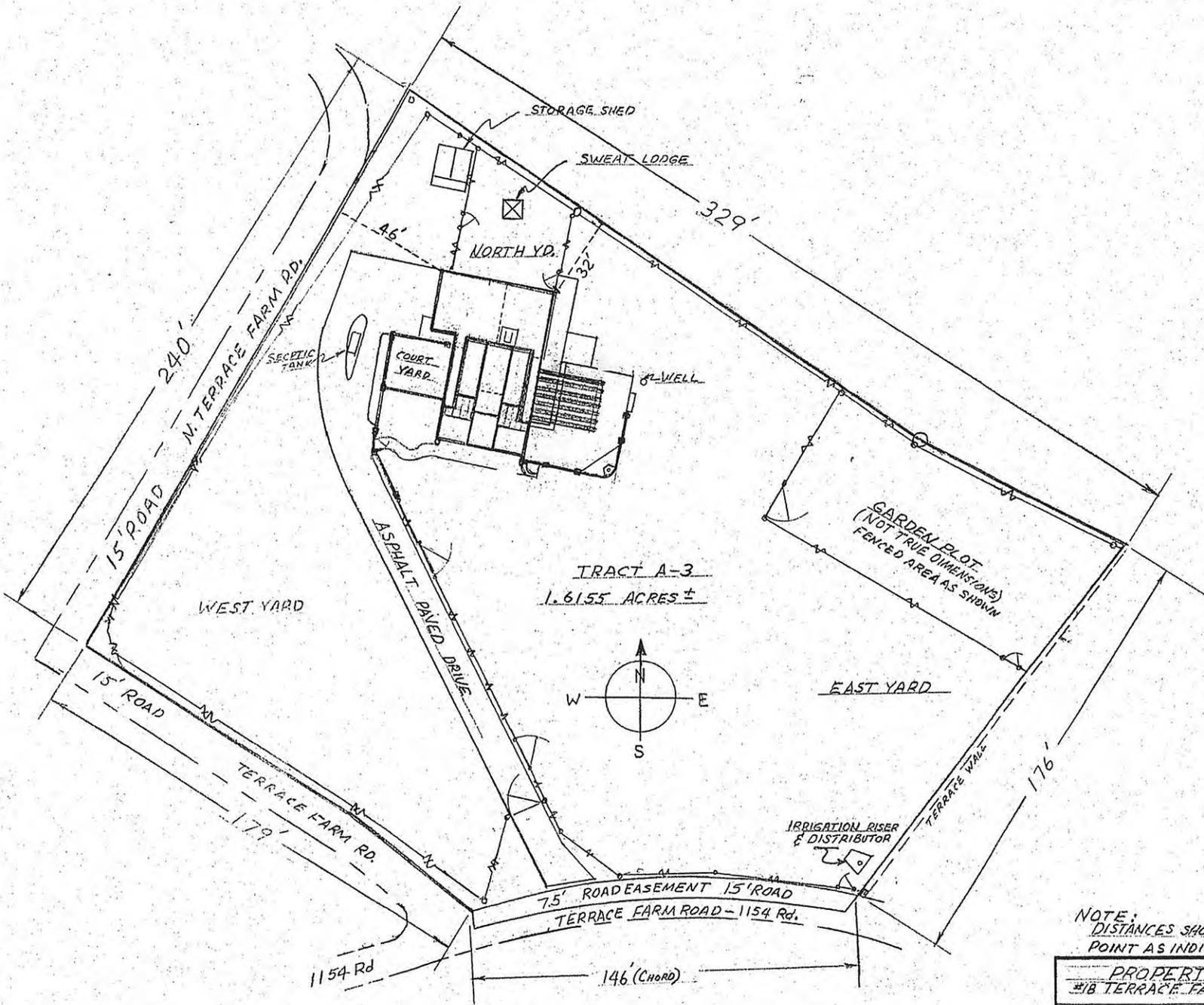
**Call Jeanette for more information cell: 505-690-1199**

## Furniture at 18 Terrace Farm Rd Available with House Lease

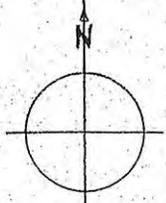
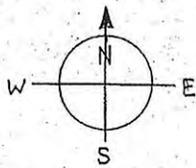
<b>Room</b>	<b>Furniture Set</b>	<b>Individual Piece</b>	<b>Comments</b>
Living Room	Living Room Mission Style	Sofa	
		Coffee Table	
		Rocker (Platform & Ottoman)	
		Side Table & Lamp	
		Floor Lamp	
Living Room Office	Alcove Units (Ikea)	Desk	
		2-2 Drawer Filing Cabinets	
		8 Ft Book Case	
		Floor Lamp	
		Desk Lamp	
Dining Room	Cherry Dining Set (Shaker)	Table (With 3 Leaves Set 12)	
		2 Upholstered End Chairs With Arms	
		4 Upholstered Side Chairs	
Entry Hallway		Mission Table (2 Drawers)	
		Wall Mounted Shelves	
East Bedroom	TV Room, Sleeping Room	32" Color Tv, Dvd Player	
		Sofa/Open Out Sleeper	
		Storage Cabinet	
		2 6 Ft Bookcases	
		2 4 Ft Bookcases	
		Dvd, Cd Storage Shelved Case	
West Bedroom	Studio Office, Sleeping Room	Library Table & 2 Chairs	
		3 6 Ft Bookcases	
		1 4 Ft Bookcase	
		4 Drawer Filing Cabinet	
		Closed Storage Cabinet	
		Futon and Sleeping Alcove Storage	

Kitchen	Cooking Areas & Appliances	Full Size Gas Range	
		Wall Mounted Electric Oven	
		Rotisserie & Convection Ovens	In garage, at Utility Room Door
	Buffet	15 Ft. Long Serving and Bar Areas	
		6 Stools for Buffet Area	
	Writing Nook	Small Desk & Chair	
		Small Color TV	On half-wall between dining room & kitchen
	Wall In Pantry	Shelves on All Walls	
	Tansu (Japanese Storage Unit)	For storage of Dishes etc	
	Other Items	Dishes and Silverware for 8	
		Cookware	
		Small Utensils	Blenders, Grind/Choppers, can openers, knives, etc
		Pot holders, Towels etc	
Master Bedroom	Bedroom Suite, Maple, Pine	Queen 4 poster bed	Restonic Mattress Springs
		Tall Chest of Drawers	
		Extra Long Dresser	Accompanying Mirror not mounted; 4Central Small Drawers in Cabinet; 4 sets drawers either side
		2 Bedside Tables	
		Hand Hewn Writing Desk	
		2 4 Ft Bookcases	
		Small TV	
		All Linens, Bath Linens and Window Treatments	
	Other Features	Electric Stove	
		Portable Evaporative Cooler	
		Door Onto Roof	Unimproved deck

Enclosed Courtyard	Table & Chairs & Umbrella	Hummingbird Theme	
Deck/Patio	Furniture	Several Tables, Chairs	
		Resin Picnic Table & Benches	
		Stools, Sitting Benches	
		Wood Box on Hearth	
		Firewood Racks (2)	
		Kenmore Gas Grill & Extra Bottles	
Outdoor Tools & Equipment	Garage & Concrete Mounted Tool /Equipment Building	New 5KW ONAN Gasoline Generator & Oil/Battery	
		Tractor and Mower	
		Lots of work benches, Folding Camping Equipment	
		Rotor Tiller	
		Hand Tools	
		Yard /Gardening Tools	
		Craftsman 6 hp Push Lawn Mower	
North Yard	Sweat Lodge	Permanent with benches	Cherokee Style, owner designed and installed

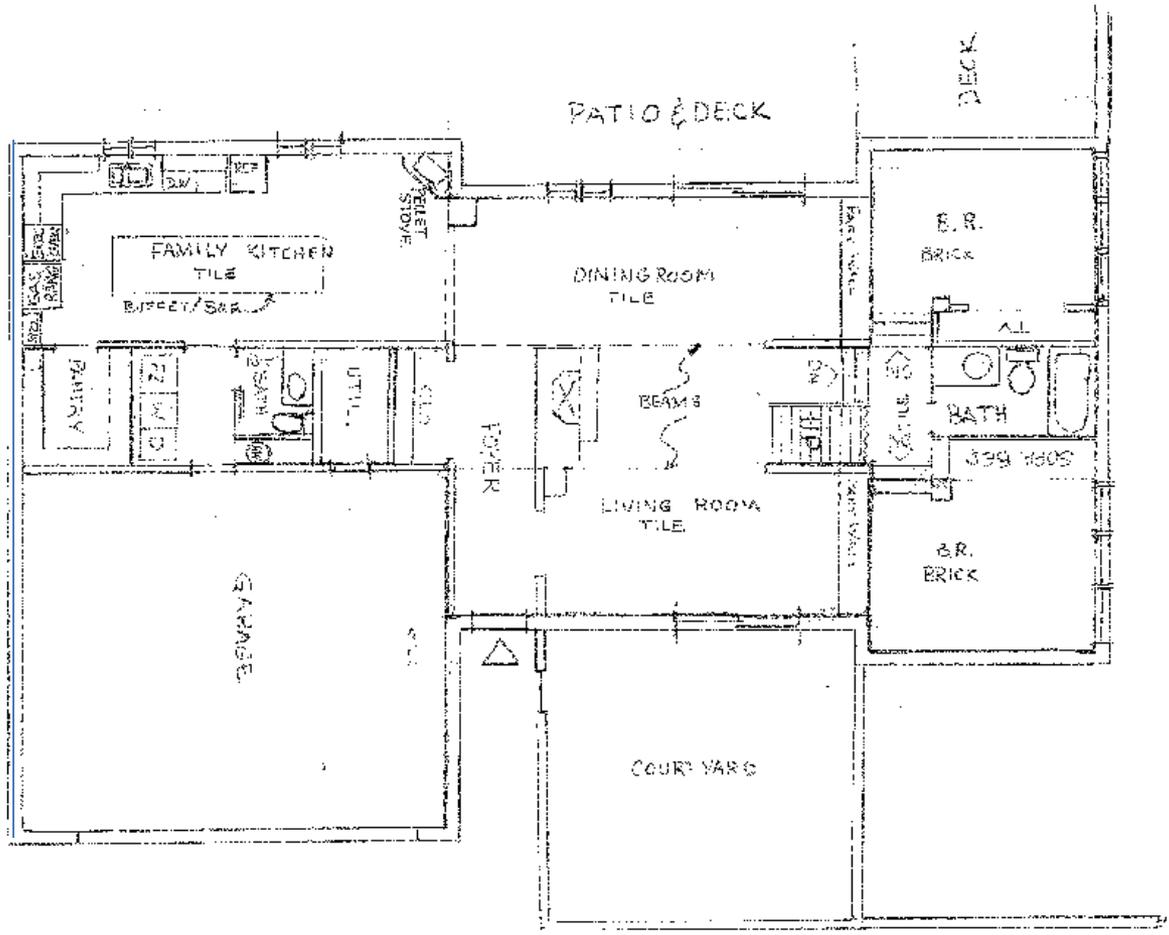


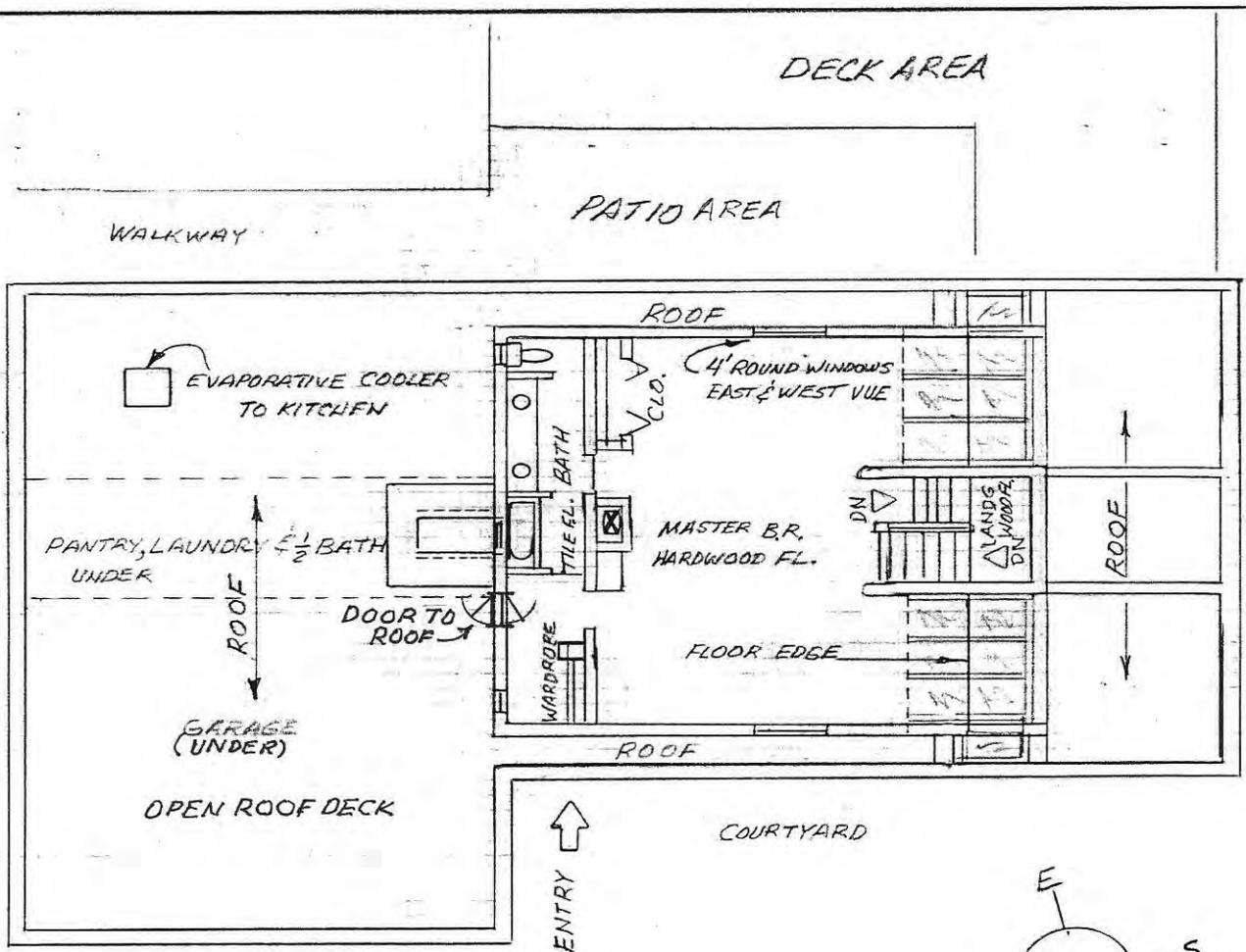
TRACT A-3  
1.6155 ACRES ±



NOTE:  
DISTANCES SHOWN ARE APPROXIMATE POINT TO  
POINT AS INDICATED.

PROPERTY PLAN OF #18 TERRACE FARM RD. ESPANOLA, N.M.		
SCALE: 1" = 27'	APPROVED BY:	DRAWN BY: <i>RL</i>
DATE: 10-2-2013		REVISED:





**UPPER FLOOR PLAN**  
 18 TERRACE FARM ROAD  
 ESPANOLA, RIO ARriba CO., NEW MEXICO  
 ROBERT & BEVERLY RAMSEY, OWNERS  
 DRAWN BY ROBERT RAMSEY, 10-7-13 *RR*

