

Emily Ivette García
Sotheby's International Realty
216 Washington St., Santa Fe, NM 87501
emyandi@hotmail.com

direct 505.955.7963

April 10, 2006,

Dear Family, Friends and Customers,
Trends...

Hot Building

Whether you own a home or are looking to buy or sell; knowing building and design trends in real estate is not only interesting, but helpful. Our homes and real estate investments are a key part of a healthy financial portfolio. And, knowing the market can give us the edge in a more competitive marketplace. Following are several interesting new trends in Santa Fe and nationally:

U-shaped designs. When land is at a premium, a U-shaped house allows for a private outdoor space at the center. A master suite on one side of the living area and the secondary bedrooms on the other side allows for greater privacy within the sleeping quarters.

Patio Homes. Smaller yards and gardens that are basically patios reflect owner's limited time for home upkeep and maximize land use. Green belts surrounding clusters of homes offer amenities like walking paths, view corridors, and privacy to balance the smaller lots.

Dualing. Two master bedrooms with bathrooms and walk-in closets allow families to accommodate older relatives, visiting children, or a more spacious living style. Also, with fewer formal living rooms built, more couples seek two offices, or two work/play spaces with one for adults and one for kids.

More color. Splashes of bolder, deeper colors are popular for accent walls, doors, window frames, and even exterior finishes. Historic colors, such as "Santa Fe Blue" are also popular. Color adds warmth and makes the home feel more custom and formal.

Portals. Deep, wrap-around portals now function as a living space more than ever. Some home owners also choose a private portal off the master bedroom.

Cooling. Adobe homes are known to stay cool in the summer and warm in the winter. However, with the predominance of frame homes now, more and more new arrivals require cooling systems.

Sacred Spaces. Creating our homes as "sanctuary" is an overall goal. However, a room devoted to quiet is now more common, whether the use is for yoga, meditation, prayer or reflection.

Copycat Materials. New materials mimic classics but in more energy and/or cost efficient versions. Examples are: ceramics that replicates stone, single coat plaster finishes that look like 6-layer finishes and solid wall systems like pumice and foam filled blocks that look and feel like adobe.

Green materials. Santa Fe has always been “green” conscious. Now there is expanded interest in energy-efficient, sustainable materials. The use of materials made from recycled components such as wall tiles made of recycled glass and carpet fabricated from recycled pop bottles are coming on line.

Media rooms. Even in the mid-price range, some new homes feature an entertainment center outfitted with a projection screen, leather stadium-style seating, a surround-sound system, recessed dimmable lighting, and dark finishes.

All wired. This can be as simple as alarm and sound systems, or as elaborate as a centralized panel that controls a home’s systems, including the TV sound, security, thermostat, and lighting. For second home buyers, you can turn up the heat the day before you arrive, with a call!

Textures. Whether in materials or paints, smooth is out and texture’s in. Also, mixing materials such as slate, wood, and stone in the same room, or coved ceilings in the kitchen and beams in the great room provide a look that is richer in character.

Ay car-amba! Many of our eastside homes don’t have garages because their construction predates them. However two and three-car garages have become the norm in new construction. A finished and heated garage is desired with cabinets, shelves, lighting, and/or a potting or hobby station.

All fixed up. More home owners want to nix remodeling and buy a “finished” house, whether old and remodeled or new. So, if you are considering selling an older home, the use of upgraded fixtures and finishes, along with a well-thought out design is important. Therefore...

Design Opportunity! I’m very proud to recommend Joann Schilling, professional home designer, with over 30 years experience in new construction, remodeling and staging/preparing a home for sale.

Amazing insight, experience and reasonable rates will insure success. Call 505.466.6121 for info.

On a personal note, as many of you know, I am delighted to share my happiness; I am blissfully married to Víctor La Cerva. I believe that achieving happiness in a dynamic world requires courage:

“Happiness is essentially a state of going somewhere, wholeheartedly,
one-directionally,
without regret or reservation.” – William H. Sheldon

We are looking for a new home in Santa Fe. When we find it, and get settled, we look forward to having you over. As always, if I can be of assistance to you, your family or friends, please call me.

All the best!

Emily Ivette García