

DARLENE STREIT

SANTA FE REAL ESTATE PROPERTY

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417 E. Palace Avenue • Santa Fe NM 87501

103 Catron St #7

2 Bedroom • 3 Bath • 1955 SF

\$860,000 • MLS# 202003065



Luxury 2 bedroom 3 bath El Corazon condo in the heart of downtown Santa Fe. This is one of the rare offerings with special private entrance to Grant St. Inviting great room with dining area and fireplace. Spacious kitchen with top-of-the line appliances. Master suite with fireplace, spacious balcony and bath with separate tub and shower, dual vanities and generous closet space. A guest bedroom with ensuite bath is also on the second floor. Downstairs there is a third bedroom with attached

bath which offers flexible space as an office or studio. Extra-large walled patio facing Grant Street with views and outdoor fireplace. Three fireplaces in all. End unit with only one common wall. Two designated parking spaces. Amenities include clubhouse, gym, on site management, temperature controlled underground parking and more. Perfect as a year-round residence or second home. Short-term rentals allowed. Excellently located just blocks from the Santa Fe Plaza.



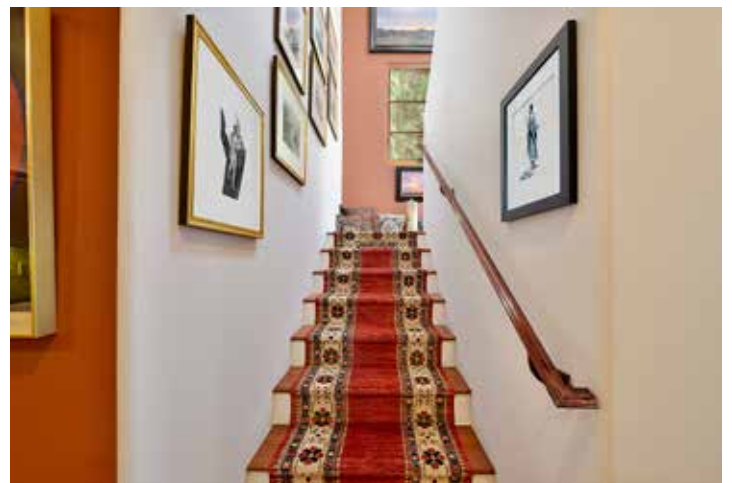




In the Heart of Downtown Santa Fe

- 2 Bedrooms
- Baths: 1 Full, 2 Three Quarter
- 1955 Sq. Ft.
- Built in 2006
- Frame, Stucco Construction *
- Flat, Membrane Roof
- 2 Garage Spaces
- 3 Fireplaces
- Wood, Tile Floors
- Radiant In Floor Heating
- Refrigerator, Central Cooling
- City Sewer
- City Water
- Internet: Cable, DSL
- Landscaped
- HOA Fees: \$9191 Per Year
- HOA Fees Cover: Community Area, Exterior Building, & Roof Maintenance; Security; Recreational Facilities;
- Snow Removal
- Security System
- Recently Updated Items:
 - Refrigerator
 - In-wall JennAir Microwave
 - Navien Combo Boiler
 - Plantation Shutters
 - Kiva Gas Fireplaces

**Buyer to Verify*





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