

FOR SALE

\$449,900

1109 Paseo Corazon, Suite 5, Santa Fe, NM 87507



Leslie Giorgetti
☎ (505) 670-7578
✉ giorgettiREALTY@gmail.com





Live Work play

Corner unit with a wraparound balcony and mountain views in central Santa Fe, built in 2022 and lightly used, offering modern loft living and an ideal work-from-home setup. Approximately 1,126 square feet across two levels with an even split between floors, the east- and south-facing orientation fills the space with natural light throughout the day. Upstairs features an open studio-style living area, a luxury bathroom, and access to a private balcony to take in the mountain views. The kitchen is well-appointed with quartz countertops, subway tile backsplash,

full-size appliances, and ample space for cooking. Downstairs showcases concrete floors, an ADA-compliant bathroom, large glass roll-up garage door, and useful storage closets, creating flexible space for work, studio, or showroom use. Both floors are equipped with mini-splits, blinds, ceiling fans, track lighting, and smooth drywall. Energy-efficient features include an on-demand water heater and two dedicated grid-tied solar panels. Washer and dryer hookups are in place (existing washer and dryer do not convey), and the Murphy bed does not convey. Hardwired for high-speed cable. HOA dues are \$225 per month and include dumpster service, parking, landscaping, exterior building maintenance, and insurance, with an estimated \$700 HOA sign-up fee.



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📍 1300 Rufina Circle, Suite B3,
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