

\$2,989,000 - 992 + 994 Old Pecos Trail Compound # Compound, Santa Fe

MLS® #202501781

\$2,989,000

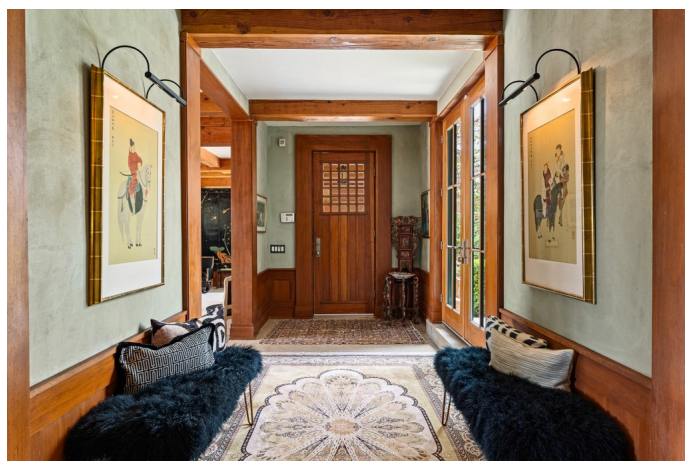
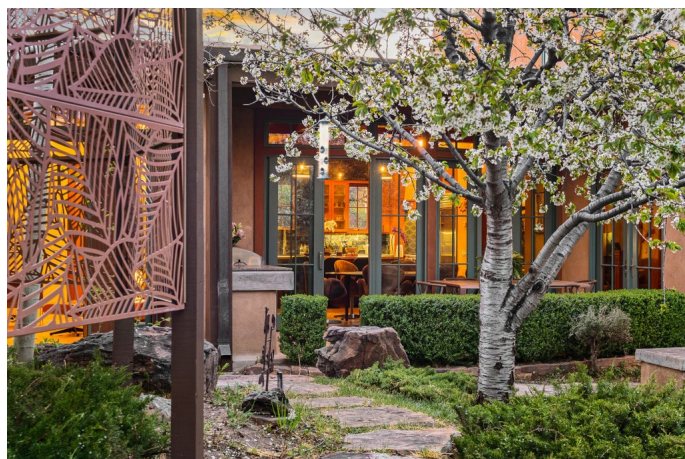
6 Bedroom, 6.00 Bathroom, 3,119 sqft
Residential on 0.10 Acres

N/A, Santa Fe, NM

A rare and refined offering in the heart of Santa Fe, this extraordinary 6-bedroom, 6-bath gated compound is a seamless blend of architectural brilliance, design sophistication, and functional versatility. Encompassing two distinctive yet complementary residences, this private estate is nestled in the coveted South Capitol and Eastside neighborhoods—just moments from the Plaza, Canyon Road, museums, and Santa Fe’s world-class dining and shopping.

The main residence is a serene 4-bedroom, 4-bath sanctuary where timeless elegance meets exceptional craftsmanship. Soaring ceilings, natural American Clay plaster walls, and Douglas Fir coffered wood beam ceilings enhance the grand interiors, while floor-to-ceiling transom windows invite in abundant light. The stunning chef’s kitchen—complete with Subzero refrigerator and new Viking appliances—opens to a beautifully landscaped central courtyard with a tranquil waterfall fountain, lush gardens, alfresco dining areas, and multiple verandas perfect for entertaining.

The gracious living and dining rooms are anchored by a natural stone fireplace and expansive glass doors overlooking a verdant courtyard adorned with mature Wisteria, Aspen, and Cherry trees. Upstairs, the



luxurious primary suite features breathtaking views of Picacho Peak, a spa-like bathroom with Jacuzzi tub, steam shower, and private rooftop terrace with fireplace, cedar hot tub, sauna, and wrap-around deck.

The adjacent property, designed by an architect for both residential and commercial use, adds a flexible 2-3 bedroom, 2-bath layout ideal for live/work functionality, a creative studio, or income-generating rental. It features 12-foot ceilings, expansive windows, radiant in-floor heating, mini split A/C systems, a modern kitchen with polished granite countertops, and a spacious open-concept living area.

Together, these two properties form a unique and cohesive compound with separate utility metering, multiple private entrances, 2.5-car garage plus two additional parking spaces, and the rare opportunity to live, work, and entertain in one of Santa Fe’s most desirable locations. Whether as a private estate, multi-generational retreat, or mixed-use investment, this compound is a true Santa Fe masterpiece.

These properties may be purchased together as a compound or separately. For individual details, please see listing MLS# 202501407 and MLS# 202501401.

Built in 2008

Listing Details

Listing Agent	Tamara Acker
Listing Office	Barker Realty, LLC

Essential Information

MLS® #	202501781
Price	\$2,989,000

Bedrooms	6
Bathrooms	6.00
Full Baths	4
Square Footage	3,119
Square Footage	3119 SquareFeet
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Condominium
Style	Contemporary, Territorial
Status	Active

Community Information

Address	992 + 994 Old Pecos Trail Compound # Compound
Area	3N-SF City SE North
Subdivision	N/A
City	Santa Fe
County	Santa Fe
State	NM
Zip Code	87505

Amenities

Utilities	High Speed Internet Available, Electricity Available
Features	Drip Irrigation/Bubblers
Parking Spaces	9
Parking	Attached, Direct Access, Garage
# of Garages	2

Interior

Interior	Concrete
Interior Features	Beamed Ceilings, Interior Steps
Appliances	Dryer, Dishwasher, Gas Cooktop, Disposal, Microwave, Oven, Range, Refrigerator, Washer, Tankless Water Heater, Water Purifier
Heating	Ductless, Natural Gas, Radiant Floor
Cooling	Ductless, Refrigerated, Separate Meters
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood Burning
Stories	Two

Exterior

Exterior	Frame, Stucco
Lot Description	Drip Irrigation/Bubblers
Windows	Insulated Windows
Roof	Flat, Foam, Membrane
Construction	Frame, Stucco
Foundation	Slab

School Information

Elementary	Wood Gormley
Middle	Milagro
High	Santa Fe

Additional Information

Date Listed	April 25th, 2025
Days on Market	169
Zoning	RAC
HOA Fees	7623
HOA Fees Freq.	Annually



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