

\$825,000 - 537 Kathryn Avenue, Santa Fe

MLS® #202501809

\$825,000

0 Bedroom, 0.00 Bathroom, 2,464 sqft

Residential Income on 0.15 Acres

N/A, Santa Fe, NM

This charming walled adobe triplex is in a serene, yet central neighborhood with plenty of available street parking. Enter the front gate to a roomy courtyard with shade trees. Once inside the front gate, a classic portal stretches across the building. This nicely maintained property consists of two smaller units in the front building and a large detached casita tucked away in back. All units have their own separate gas and electric meters. All three units have desirable amenities such as multiple mini-splits for both heating and cooling, washer/driers, wood floors and rustic Santa Fe accents. Each front unit has one bedroom, one bath, living room, kitchen and decorative kiva-style fireplaces. The detached casita (Unit C) is a roomy approximately 1174 sf. This light-filled one bedroom casita has a large living room with flagstone floors, a working woodstove set into a masonry fireplace with built-in live-edge wood shelving and high beamed ceilings. There is a spacious eat-in kitchen and a bonus room that could be an office or media room. There are three mini-splits, a separate storage shed, along with two off street parking spaces. Stroll to the Tune-up Café around the corner. The Railyard Arts District, the Farmer's Market, Whole Foods and the Historic Plaza are just minutes away. This sweet, easy-to-rent property is a sound investment and each is presently leased. Could be month-to-month or converted to short-term rentals with owner occupation in the back.



Built in 1937

Listing Details

Listing Agent	Cary Spier
Listing Office	Corcoran Plaza Properties/ Pas

Essential Information

MLS® #	202501809
Price	\$825,000
Bathrooms	0.00
Square Footage	2,464
Acres	0.15
Year Built	1937
Type	Residential Income
Sub-Type	Triplex
Style	One Story
Status	Active

Community Information

Address	537 Kathryn Avenue
Area	4N-SF City Limit SWN
Subdivision	N/A
City	Santa Fe
County	Santa Fe
State	NM
Zip Code	87501

Amenities

Amenities	Storage
Utilities	Other, Electricity Available, See Remarks

Interior

Interior Features	No Interior Steps
Appliances	Dryer, Disposal, Oven, Range, Refrigerator, Washer, ENERGY STAR Qualified Appliances
Heating	Ductless, Natural Gas, Fireplace(s), Stove
Cooling	Ductless, Refrigerated

Exterior

Exterior	Adobe, Frame, Stucco
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Roof	Membrane
Construction	Adobe, Frame, Stucco

School Information

Elementary	Aspen
Middle	Aspen Community Magnet School K-8
High	Santa Fe

Additional Information

Date Listed	May 19th, 2025
Days on Market	145
Zoning	R-1, 2, 3, 4, 5, 6



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