

\$799,000 - 13 Frasco Road, Santa Fe

MLS® #202502242

\$799,000

3 Bedroom, 2.00 Bathroom, 2,777 sqft

Residential on 1.49 Acres

N/A, Santa Fe, NM

First time on the market! One-of-a-kind pitched roof propanel passive solar beauty with Old World Charm. Like a Swiss Chalet with a dash of Mid-Century Modern. A rarity in Eldorado! Set back off the road on a circular drive, with nary a house in sight, is this gorgeously maintained and landscaped 1.50 acre lot replete with a bubbling Koi and goldfish pond. A multitude of exterior dining and entertaining areas. Meander through the totally dripped irrigated garden which leads the way into a sun drenched, and massive, brick floor Atrium. In fact, the whole house has brick floors and Post and Beam high ceilings with French doors galore! Oversized Living/Dining room with floor to ceiling windows and remote controlled blinds. The wood stove has a catalytic converter which keeps the room toasty through those long winter nights with an 75% to 81% efficiency rating. Split bedroom floor plan. A fabulous Master with a Vermont casting wood stove, en-suite bath with an on-demand gas water heater and a remote controlled awning to keep the bright morning light at bay. Ginormous cedar closet in dressing room/walk-in closet which is the size of a NYC studio apartment! Both the Living Room and Bedrooms have mini-splits and ceiling fans. European-style kitchen has a warming drawer, open shelving and tons of cupboards. A wonderful long pantry with a utility area and space for all your pots, pans, spices and sundries. Outside the kitchen door is a dedicated gas connection for the BBQ. A



long and wide two car detached tandem
garage has tons of storage and a climate
controlled wine room suitable for hundreds of
bottles. One of a kind unique beauty.
There's nothing like it!

Built in 1982

Listing Details

Listing Agent Ginny Cerrella
Listing Office Corcoran Plaza Properties

Essential Information

MLS® # 202502242
Price \$799,000
Bedrooms 3
Bathrooms 2.00
Full Baths 1
Square Footage 2,777
Square Footage 2777 SquareFeet
Acres 1.49
Year Built 1982
Type Residential
Sub-Type Single Family Residence
Style Northern New Mexico
Status Active

Community Information

Address 13 Frasco Road
Area 14-Eldorado
Subdivision N/A
City Santa Fe
County Santa Fe
State NM
Zip Code 87508

Amenities

Amenities Clubhouse, Pool, Recreation Facilities, RV Parking, Trail(s), Storage,
Tennis Court(s)

Utilities	High Speed Internet Available, Electricity Available
Features	Drip Irrigation/Bubblers
Parking Spaces	8
Parking	Detached, Garage, RV Access/Parking, Tandem
# of Garages	2
Has Pool	Yes
Pool	Community, In Ground, None, Outdoor Pool, Association

Interior

Interior	Brick, Stone
Interior Features	No Interior Steps, Wine Cellar
Appliances	Dryer, Dishwasher, Electric Cooktop, Microwave, Oven, Range, Refrigerator, Water Heater, Washer, Tankless Water Heater, Water Softener
Heating	Ductless, Wood Stove, Passive Solar
Cooling	Ductless, Refrigerated
Fireplace	Yes
Fireplaces	Wood Burning, Wood Burning Stove, Blower Fan
Stories	One

Exterior

Exterior	Adobe, Frame, Stucco
Exterior Features	Horse Facilities
Lot Description	Drip Irrigation/Bubblers
Windows	Insulated Windows
Roof	Metal
Construction	Adobe, Frame, Stucco
Foundation	Permanent, Slab

School Information

Elementary	El Dorado Com School
Middle	El Dorado Com School
High	Santa Fe

Additional Information

Date Listed	May 28th, 2025
Days on Market	124
Zoning	PUD
HOA Fees	610

HOA Fees Freq. Annually



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