



8 Clematis Circle

\$895,000

Knowing Santa Fe

Inviting Home in Las Campanas

Perfectly sited to revel in majestic mountain views, this 3,574-square-foot residence on 1.57 acres in Las Campanas is invitingly stylish, with lovely light, soothing natural hues, warm woods, elegant stone, and colorful tilework. The heart of the home, the spacious kitchen was designed for entertaining and culinary pursuits, offering a large island, granite countertops, superior stainless-steel appliances—including two wall ovens—and a built-in breakfast banco. Open to the kitchen is the dining area, a welcoming space with doors to a portal for grilling and indoor-outdoor feasting. Encouraging festive gatherings and easy day-to-day living are a formal living room with a traditional fireplace, plentiful windows admitting glorious natural light, and double glass doors to a portal as well as a relaxed media and game room with a kiva fireplace and multiple windows affording a lovely view. The peaceful owner's bedroom features an eye-catching kiva fireplace, doors to a private mountain-facing portal, a bath with Southwestern tile, both a glass-enclosed shower and a deep soaking tub, an exercise area, and an extensive walk-in closet. Secluded in their own wing, the two restful guest bedrooms are accompanied by en suite baths. Several rooms in the home open to portales, and a handsome brick-paved patio allows for outdoor relaxation and recreation. The home also includes a three-car garage, and the grounds feature flagstone paths, tasteful xeriscaping, and carefully positioned trees.

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Property

The tastefully xeriscaped grounds feature flagstone paths and thoughtfully positioned trees, leading to and surrounding a handsome brick-paved patio and the home's multiple portales. The property extends for 1.57 acres, and the surrounding landscape is dotted with piñon, juniper, and ponderosa pine, with the majestic mountains in the distance.



House

Perfectly sited to revel in majestic mountain views, this 3,574-square-foot residence in Las Campanas is invitingly stylish, with lovely light, soothing natural hues, warm woods, elegant stone, and colorful tilework. It features living and dining rooms, a delightful kitchen with a spacious island and a breakfast banco, a media and game room with numerous windows, and three peaceful bedrooms—including an owner's suite with a private mountain-facing portal, an exercise area, and a walk-in closet. The home's multiple patios, portales, and tastefully xeriscaped grounds encourage outdoor relaxation and recreation.



Entry Portal

A flagstone path leads past quaking aspens and through tasteful xeriscaping to the home's entry portal, where vigas, corbels, posts, and a rugged wooden door establish the inviting Southwestern ambience.



Foyer

The foyer's warm woods, tall windows, wonderful light, and soaring ceilings with vigas introduce the home in a fittingly Southwestern style.



Kitchen

The heart and anchor of the home, the spacious kitchen was designed for entertaining and culinary pursuits, offering a large island, granite countertops, superior stainless-steel appliances—including two wall ovens—and a built-in breakfast banco. It opens directly to the dining area.



Laundry Room

The laundry room is hidden down a skylit hallway off the kitchen. It offers abundant cabinet and closet storage space as well as room for auxiliary appliances.

Dining Room

In a configuration facilitating effortless day-to-day living and large-scale entertaining, the kitchen is open to this welcoming dining area, which has a tall ceiling with an iron chandelier and sturdy vigas. It gives way through double sliding glass doors to a portal ideal for grilling and indoor-outdoor feasts and festivities.



Portal and Patio

A portal perfect for grilling and alfresco dining in the shade is just outside the kitchen and dining area. It gives way to an open, sunny brick-paved patio encourages outdoor relaxation and recreation amid the xeriscaped surroundings.



Family Room

Adjoining the kitchen is the cheerful, relaxed media and game room, which features a cozy kiva fireplace, handy built-ins, and multiple windows offering floods of sunlight and a wonderful view.



Living Room

Plentiful windows fill the formal living room—which has a soaring ceiling with vigas and a traditional fireplace—with light and views. Furthering the opportunity for glorious sunlight and vistas, double glass doors open to a breezy private portal.



Portal

Cool, shady, and private, the portal off the living room was designed for reveling in views of the singular natural surroundings and the majestic mountains in the distance.



Owner's Suite

Introduced by a hallway of built-in shelving perfect for books and art, the peaceful owner's bedroom boasts an eye-catching kiva fireplace and doors to its own mountain-facing portal.

Included en suite are an extensive walk-in closet and a bath with an exercise area.



Walk-in Closet

Located within the owner's spa-like bath, this room-sized carpeted walk-in closet features plentiful hanging racks as well as thoughtful built-in shelving and space for bureaus.



Portal

Ideal for enjoying mountain and sunset views by day and starry skies by night, the owner's private portal is a cozy, shady oasis surrounded by the rugged terrain of Las Campanas.



Bath

Vibrant tile creates a convivial ambience and oversized windows admit floods of light in the luxurious owner's bath, which includes both a glass-enclosed shower and a deep jetted soaking tub. The bath is generous enough to offer space for exercise equipment.



Guest Bedroom One

Secluded in the guest wing, this restful guest bedroom is cheerfully light filled and features comfortable carpeting and an en suite bath.



Bathroom

Guests will appreciate the convenience of their own brightly lit, colorfully tiled bath, which offers a tub shower, storage space, and a single-sink vanity with an oversized mirror.



Guest Bedroom Two

This generous, welcoming guest bedroom benefits from multiple tall light-bearing windows and carpeted floors. It includes three thoughtful closets—two with double doors—and a very private en suite bath.



Bathroom

An oversized mirror captures the sunlight from the window in this bright en suite bath, which is accented by lovely blue tile in the tub shower.



Garage

This direct entry oversized three car garage features a deep double bay with room for a work space as well as a separate third bay joined by an interior door.

Property Detail

property summary	
bedrooms	3
bathrooms	3 full 1 half
square footage	3,574 ft ²
built	1995
garage	3-car, attached
acreage	1.57 acres
style	pueblo
roof	flat
construction	frame, stucco
foundation	slab
heating system	natural gas
heating distribution	hot water / radiant
flooring	carpet, tile
gas	natural
water	community
electric	public
sewage	community
subdivision	Las Campanas
hoa fees	\$715.25/per quarter (\$2,861./yr)
taxes	\$5,948.09 in 2019
mls number	202002704

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