



231 Delgado St.

Knowing Santa Fe

\$1,850,000

Versatile Bungalow off Canyon Road

Collectors from around the world visit Santa Fe each year, and the famed art thoroughfare of Canyon Road and its environs are among the world's most renowned and vibrant art destinations. On a charming side street off Canyon Road, this classic pitched-roof Victorian bungalow represents an outstanding opportunity for an aspiring gallery owner, an artist, or another discerning buyer. The versatile light-filled 2,389-square-foot interiors enjoy an effortless flow, with hardwood and stone tile floors and gracefully arching doorways creating a sophisticated ambience in the generous collection of office or gallery spaces—which could also be configured to create three bedrooms. It also offers multiple closets, one and one-half baths, a well-outfitted kitchen, a two-car garage, a breezy covered front porch with a swing, a portal with a fireplace, and spacious open-air outdoor areas ideal for displaying sculpture and hosting festive alfresco gatherings and celebrations. The property is zoned RC8AC.

property summary

bathrooms	1 1/2
square footage	2,389 ft ²
acreage	0.336 acres
mls number	202105442 / 202105443

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John Rigatti

seller's representatives
com

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Sotheby's
INTERNATIONAL REALTY

Property

Collectors from around the world visit Santa Fe each year, and Canyon Road and its environs are among the world's most renowned and vibrant art destinations. On a charming side street off that famed art thoroughfare, this charming bungalow is enveloped by spacious open-air outdoor areas ideal for displaying sculpture and hosting festive alfresco gatherings and celebrations. The grounds also include off-street parking and a two-car garage.



Building

On a charming side street off Canyon Road, this classic pitched-roof Victorian bungalow represents an outstanding opportunity for an aspiring gallery owner, an artist, or another discerning buyer. In addition to versatile light-filled 2,389-square-foot interiors that feature a generous collection of office or gallery spaces—which could also be configured to create three bedrooms—one and one-half baths, and a well-outfitted kitchen, it offers a breezy covered front porch with a swing and a portal with a fireplace. The property can be zoned residential or commercial, further expanding the possibilities.



Courtyard

A low wall with vintage-inspired decorative ironwork and a gate surrounds this thoughtful xeriscaped yard, which easily accommodates works of sculpture. A concrete path bisects the yard, leading to the front door and covered porch.



Front Porch

This classic covered porch—detailed with an ornate railing and a breezy swing—introduces the building and overlooks the front courtyard and street.



Meeting Room

With one wall painted in a bold, enlivening color, this spacious room is ideal for conferences and meetings but maintains the artistic aesthetic found throughout the gallery spaces.

Plaster walls, a bright window facing the front courtyard, and richly hued hardwood floors are highlights.



A convenient central location is the hallmark of this bath, tucked between the meeting room and an office. A picture window admits gentle natural light.

Half-Bath



Central Hallway

A long skylight, thoughtfully positioned track lighting, and smooth, white walls create ideal conditions for the display of art in the building's central hallway, which leads from the main entry to the living space and opens to the main professional and gallery spaces.



Gallery Space / Office One

Deeply hued hardwood floors and clean, crisp plaster walls create a serene ambience in this office space, which features a wide, sunny window, track lighting, and a small display niche. A storage closet and half bath are nearby.



Gallery Space / Office Two

A chic minimalist palette is a hallmark of this light-filled office space, which retains classic Santa Fe details in its warm hardwood floors and decorative corner fireplace.



Gallery Space

Hardwood floors, art lighting, and clean, crisp walls continue in this space, which features a corner fireplace with stone and colorful tile details and double glass doors to a side sculpture garden.



Office Three

A gentle archway opens from the hallway to this secluded office space, which boasts handsome hardwood floors, two sunny windows, and a private entrance from the grounds and parking area.



Bathroom

Vintage fixtures and classic ceramic tile accent this private bath, tucked at the back of the building between an office and the living space. It offers a timeless sink and bathtub.



Living Area

Striking stone floor tiles, a large skylight, a sleek modern fireplace, and a wall dedicated to double glass doors with sidelights create a sophisticated, inviting ambience in this centrally located living space. Secured at the end of the main hallway, it is tucked between office and kitchen spaces, with a full bath nearby.



Kitchen

Eye-catchingly detailed cabinetry and woodwork, ample open shelving, and warm stone countertops and flooring contribute to the unique style of the kitchen. It has been thoughtfully equipped with a gas cooktop, a dishwasher, and other built-in stainless-steel appliances. A set of glass doors opens to a flagstone stoop just steps from the inviting portal and backyard sculpture garden.



Office Four

Flooded with natural light, this space adjoins the kitchen and benefits from both a wide window and double glass doors to the property's portal and sculpture garden. Bold stone tile floors add striking flair.



Patio

Paved in classic flagstone, this relaxing covered patio provides a relaxing space to enjoy fresh air, flourishing aspens, and the captivating backyard sculpture garden. A large corner kiva fireplace creates charm and warmth at night and during cooler months.



Portal

This small covered flagstone porch offers an additional space for moments outdoors in view of the idyllic backyard gardens. The flagstone continues to a stoop off the living area and kitchen as well as a larger covered patio.



Backyard Sculpture Garden

This serene xeriscaped, walled, and fenced area is ideal for the display of sculpture or for hosting festive alfresco gatherings. Lighting is in place to illuminate artworks as well as the leaves and branches of the yard's multiple mature aspen trees.



Garage and Extra Parking



Floor Plan

231 Delgado St, Santa Fe, NM



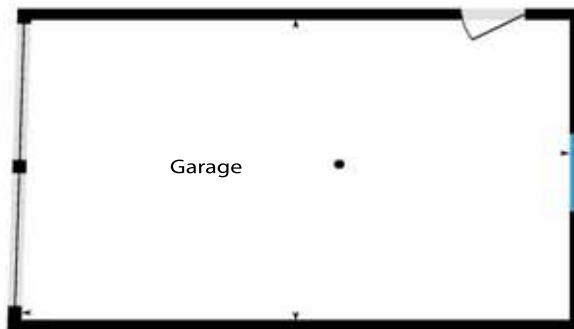
PREPARED: 2021/12/17



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



231 Delgado St, Santa Fe, NM



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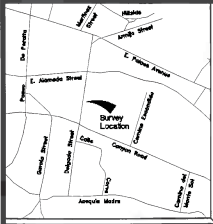
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Plat

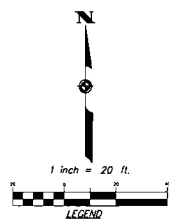
Boundary Survey Plat for Carl D. Thoma

On Lot 1, within the City of Santa Fe,
Santa Fe County, New Mexico
projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
231 Delgado Street
0.3368 Ac. 14,669 Sq Ft

**CITY OF SANTA FE
PUBLIC NOTICE**
The City of Santa Fe has not reviewed this plat of survey before its filing in the Office of the County Clerk. This survey is based on those documents noted herein. City of Santa Fe Staff must approve all documents submitted with an application for building permits and may require additional documentation to give legal notice of record. This statement does not in any way represent official approval of this plat.

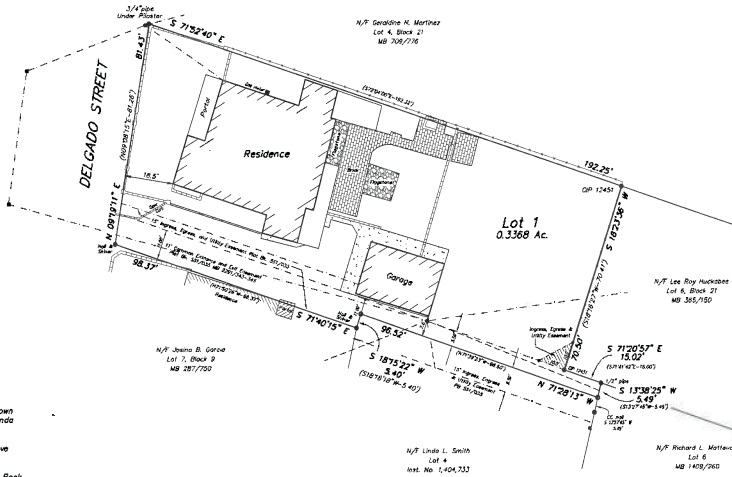


VICINITY MAP



- LEGEND**
- Sanitary sewer manhole
 - Brass Caps found and used as noted
 - Points found and used as noted
 - 1/2" Copper iron pin set this survey
 - Utility poles and lines
 - Utility boxes
 - Fences
 - Walls
 - Concrete

- NOTES**
- 1.) Basis of bearing and basis for this survey was taken from GPS observations as referenced along the north line of Lot 1, as shown on a plat of Lot Line Adjustment for Edward Rick Moore and Linda Smith recorded in Plat Book 551, page 035.
 - 2.) Bearings and distances in parentheses were taken from the above noted plat.
 - 3.) Subject to: Easements, notes and conditions as shown on Plat Book 551, page 035.
 - 4.) F.L.N.M. Panel No. 350070-0005C. Residence lies outside a designated 100 year flood plain.



CERTIFICATE
I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.
This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.



FOR REVIEW May 9, 2006
David E. Cooper P.S. No. 9052

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. _____ at _____ o'clock _____ m., and was duly recorded in Book _____ Page _____ of the records of Santa Fe County.
Witness my Hand and Seal of Office
Vivere Espinoza
County Clerk, Santa Fe County, New Mexico
Deputy

SIERRA LAND SURVEYING, INC.			
1452 South St. Francis Drive	SANTA FE, NM	505-983-5832	
Project No. C-039-0506	Dwg. NO.	Ch. 07C	
	FS#	Sh. 7B	
INDEXING INFORMATION FOR COUNTY CLERK			
NAME	LOCATION	SUBDIVISION	
Edward Rick Moore	Sec. 24, T. 17N. R. 9 E.		
UPC 1-054-089-482-038			

Property Detail

property summary

bathrooms	1 full 1 half
square footage	2,389 ft ²
acreage	0.336 acres
year built	1863
style	victorian
roof	pitched
construction	adobe, frame
foundation	basement
heating system	natural gas
heating distribution	forced air
flooring	tile, wood
gas	natural
water	city
electric	public
sewage	city
zoning	RC8AC
subdivision	historic eastside
hoa fees	n/a
taxes	\$8,241.27 in 2021
mls number	202105442 / 202105443

No representations or warranties either express or implied are made as to the accuracy of the information herein or with respect to the usability, feasibility or condition of the property. Subject to change, sale or withdrawal without prior notice of any kind.