



310 Brownell Howland

Knowing Santa Fe

\$4,500,000

Self-Assured, Sophisticated Living



From its regal 1.5-acre perch atop a hill just north of Santa Fe, this magnificent private enclave enjoys a dramatically sweeping view that encompasses mountains to the west and south. Architect John Midyette and builder John Wolf have created an inspired adobe residence that, while undeniably superlative, is understated in its elegance and utterly livable. Perfect for entertaining, the home features discrete public and private wings that radiate from a grand central gallery paved in limestone tile. The gallery gives way to an expansive portal with two kiva fireplaces and a gorgeously lush backyard with an Italianate pool and hot tub. An additional lengthy portal envelops the composed, peaceful living room; the view here, over treetops, centers on sunsets and majestic mountains.

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property summary

bedrooms	4
bathrooms	5 full 2 half
garage	3-car
acreage	1.5 acres
mls number	807215

Sotheby's
INTERNATIONAL REALTY

Property

This regal 1.5-acre property on the crest a hill north of Santa Fe is fully walled, fenced, secured behind a stately gate, and strewn with mature high-desert foliage. The dramatically sweeping view encompasses mountains to the west and south. An expansive rear portal gives way to a gorgeously lush backyard with an Italianate pool and hot tub, several shade trees, and a cabana.



Entry

A flagstone walkway leads to the grand entry, where a magnificent ornately carved door opens to the dramatic, expansive foyer. The view from the driveway and main entry rises over treetops toward majestic mountains and sunsets.



Foyer

With its tall domed ceiling, skylight, and warm earth tones, the foyer introduces the relaxed grandeur that pervades the home. The space flows naturally, gracefully toward the central gallery and surrounding living areas. A coat closet, a media-system-control closet, and a powder room are all discretely and conveniently located here.



Powder Room

Convenient for entertaining, the stylish powder room features vigas, latillas, a skylight, and chic muted tones. Separate sink and water closet areas increase functionality and privacy.



Central Gallery

Lined with windows, the airy central gallery is the nexus of the home, from which all major wings radiate. Latillas and dark-stained vigas contribute to an ambience of Southwestern elegance. Through two sets of doors lies an expansive portal with two kiva fireplaces and a gorgeously lush backyard with an Italianate pool and hot tub.



East Portal

An L-shaped portal provides an enchanting prelude to the backyard and is sure to be the spot of many an alfresco celebration. The portal is accessed from the home's central gallery through two sets of classically styled and screened doors. Both the living and the dining areas of the portal include a kiva fireplace; and the lushly pastoral yard, swimming pool, and hot tub are only steps away.



Study / Library

Subdued yet robust in mood, the library boasts deep warm tones, handsome woodwork, a wood-burning fireplace, built-in bookshelves, access to the portal, and a discrete media center and wet bar hidden behind richly carved pocket doors.



Living Room

The peaceful, comfortable living room, hexagonal in shape, is the heart of the home. Warm and welcoming yet undeniably sophisticated, it focuses on a wide wood-burning fireplace built into a dramatic wall of stacked Anasazi stone. Bancos and a coved ceiling with vigas contribute to the distinctive Southwestern style. Through two wide doors on either side of the room lies a wraparound portal.



West Portal

Sheltered behind tall foliage, this extensive flagstone-paved portal offers a fine spot for enjoying mountain and sunset views in pure privacy. Southwestern accents include a wrought-iron railing, dramatic posts, vigas and decking, wrought-iron light fixtures, a kiva fireplace, and a banco. Alfresco living and dining can both be accommodated with ease here.



Dining Room

Characterized by a chic openness and distinctly Southwestern air, the circular dining room features a vaulted ceiling and a kiva fireplace. Perfectly sized, it can easily accommodate a large group but nonetheless feels cozy, intimate, and subdued in its splendor. The impeccably appointed kitchen is conveniently nearby.



Kitchen

A swinging door leads from the dining room to the spacious, bright, and cheerful kitchen. This space has been impeccably appointed but suggests an understated sensibility: it includes plentiful cabinets; honey-hued hardwood floors; colorful MacKenzie-Childs tile backslashes; abundant granite countertops; a skylight above the center island; and an array of top-quality appliances, including a six-burner rangetop, a warming drawer, a Thermador grill, and a Sub-Zero refrigerator and freezer. The charming breakfast area, which includes a discreet media cabinet and built-in shelving, looks out toward the mountains through a wide window. An oversized pantry is nearby.



Pantry

Hardwood floors, an extensive system of shelves, a skylight, and proximity to the kitchen and garage make this pantry the must-have amenity for the home gourmet or anyone who loves to entertain.



Laundry

The generously sized laundry room is exceedingly versatile and functional thanks to built-in cabinets lining the walls, granite countertops with an eye-catching tile back splash, hardwood flooring, a ceiling fan, an Iron-a-Way, and a utility sink make the.



Master Suite Hallway

Ingeniously designed to afford consummate privacy, the hallway to the offices and bedrooms can be closed off from the home's public spaces. The limestone-tiled portion of the hall overlooks the lush backyard; beyond this lies the carpeted bedroom hallway, which itself can be closed off behind a sturdy wooden door. This segment of hallway includes a charming banco, linen closets, and an expertly lit art wall.



Office

Ideal for the busy executive, the carpeted office is quiet and well lit. Through a bank of windows above the deep built-in desk it enjoys a westerly view. Sturdy built-in shelves and cabinets run along the adjacent wall.



Master Bedroom

Ample yet restful and relaxed, the master bedroom enjoys a gentle natural light and a view toward the mountains through two banks of windows. Built-in bookshelves and bedside tables, soft carpeting, and a classic coved ceiling with vigas are among the stylish appointments.



His Bathroom

Just off the master bedroom and around a corner from the walk-in closet, the carpeted en-suite master bath features a single-sink vanity, a step-in shower with a frosted glass door, and a separate vintage-style water closet. Serene earth tones, a skylight, and a coved ceiling with vigas are stylistic highlights.



His Closet

This expansive closet provides a clever link between the office and the master bedroom and bath. Numerous shelves and racks line the walls of the well-lighted carpeted space.



Her Closet

The thoughtfully designed oversized cedar-lined walk-in closet, conveniently located within the hall bathroom suite, offers an array of racks, shelves, and drawers as well as lighting and a coved ceiling with vigas.



Dressing Room / Her Bathroom

Encompassing a genteel dressing area and a host of other amenities, this bathroom suite is sure to please and pamper.

A sunken tub, a vanity with abundant cabinets and drawers and one sink, and a private water closet with a bidet are among the highlights. A coved ceiling with vigas and a long skylight adds a touch of Santa Fe. The splashing of the pool fountains, just outside the window, adds to the tranquility in warmer months.



Office

The home's second office provides auxiliary professional quarters: a built-in desk with drawers and cabinets, carpeting, and built-in inset shelving. A wide window provides plentiful natural light and a serene view, and vigas and latillas add charm.



This two-bedroom, two-bath wing has been thoughtfully secluded from the entertaining areas and the master bedroom to provide consummate privacy. It lies at the end of a hall tiled in limestone and featuring a deep lighted niche, numerous closets, inset counters and shelves, a lengthy wall and high-quality lighting designed to showcase art.

Guest Bedroom Wing and Hallway



Guest Bedroom One

Generous but not vast, this bedroom features grand double entry doors, a tall ceiling with vigas and latillas, mellow carpeting, a corner kiva fireplace, and a subdued sophistication. A bank of windows along one wall allows indirect sunlight to filter in and offers a view of the idyllic backyard.



Soft carpeting, a deep soaking tub, a modern step-in shower with a glass door, and a separate water closet contribute to the indulgent spa-like ambiance of this bath. A warm, subtle light filters in from overhead.



Bathroom



Guest Bedroom Two (Exercise Room)

Currently functioning as home fitness area, this room would also make a lovely additional bedroom. Vigas and latillas, mellow carpeting, a corner kiva fireplace, and a view of the rear courtyard and pool are among the highlights.



A warm, subtle light filters in through a skylight in this gratifying bath, comfortably carpeted and featuring a deep soaking tub, a chic step-in shower, and a separate water closet accented with vigas.

Bathroom



Two-Car Garage

Easily accessed via the hallway off the kitchen, this spacious garage has concrete flooring, adobe walls, plentiful lighting, basement access, a storage closet, and a half bath.

Closet

This roomy lighted closet offers abundant additional storage space, including extensive built-in shelving.

Basement

A wide stairway leads from the two-car garage to the 732-square-foot basement, which offers plentiful storage space, two additional, separate, shelf-lined storage closets, a temperature-controlled wine cellar and one of the home's utility closets.



Pool and Hot Tub

Beyond, Italianate wall fountains splash melodiously into the serene blue-tiled pool below. A stylish sunken hot tub is nearby.

The extensive rear portal overlooks it all. Gates on either side of the courtyard open to the extended areas of the property and utility and maintenance areas.



Yard

The true highlight of the property is perhaps the idyllic backyard, with its lush swath of lawn, landscape beds, playful flagstone paths, and shade trees.



Cabana

Ideal for relaxing after a swim, enjoying a shady view of the courtyard, or extending the alfresco living areas when entertaining a crowd, this chic portal is paved in flagstone and features built-in speakers and bancos on either side of the kiva fireplace. Stepping-stones lead through the verdant lawn to the pool.



Guesthouse - Living Room

Quintessentially Southwestern in style, the enchanting living area features a kiva fireplace, a ceiling fan, large vigas, terra-cotta-tile flooring, and plentiful windows. Through the screened door is a flagstone path leading to a gate that accesses the backyard, pool, and cabana.



Part of the open living area, the kitchen includes full-size appliances, including a four-burner GE Profile range and Sub-Zero refrigerator-freezer.

Traditional cabinetry in a light tone contributes to the enjoyable atmosphere.



Kitchen



Guesthouse - Bedroom

Serene and inviting, the guest bedroom has been appointed with vigas and decking, faux-finished adobe walls, arched doorways, and warm earth tones.



The thoughtfully outfitted private guest bath includes a tub shower with sliding glass door, lovely tilework, a single-sink granite vanity, and a medicine cabinet.

Dressing Area

Providing a roomy segue between the bedroom and bath, the dressing area features tile flooring, natural light, and two generous closets.

Bathroom



Garage

This garage, separate from the main, two-car garage, is ideal for use by guests or for storage of an additional vehicle. A door accesses the central hallway of the adjacent guesthouse. There is a large storage room with shelves and a half bath.



Storage Room

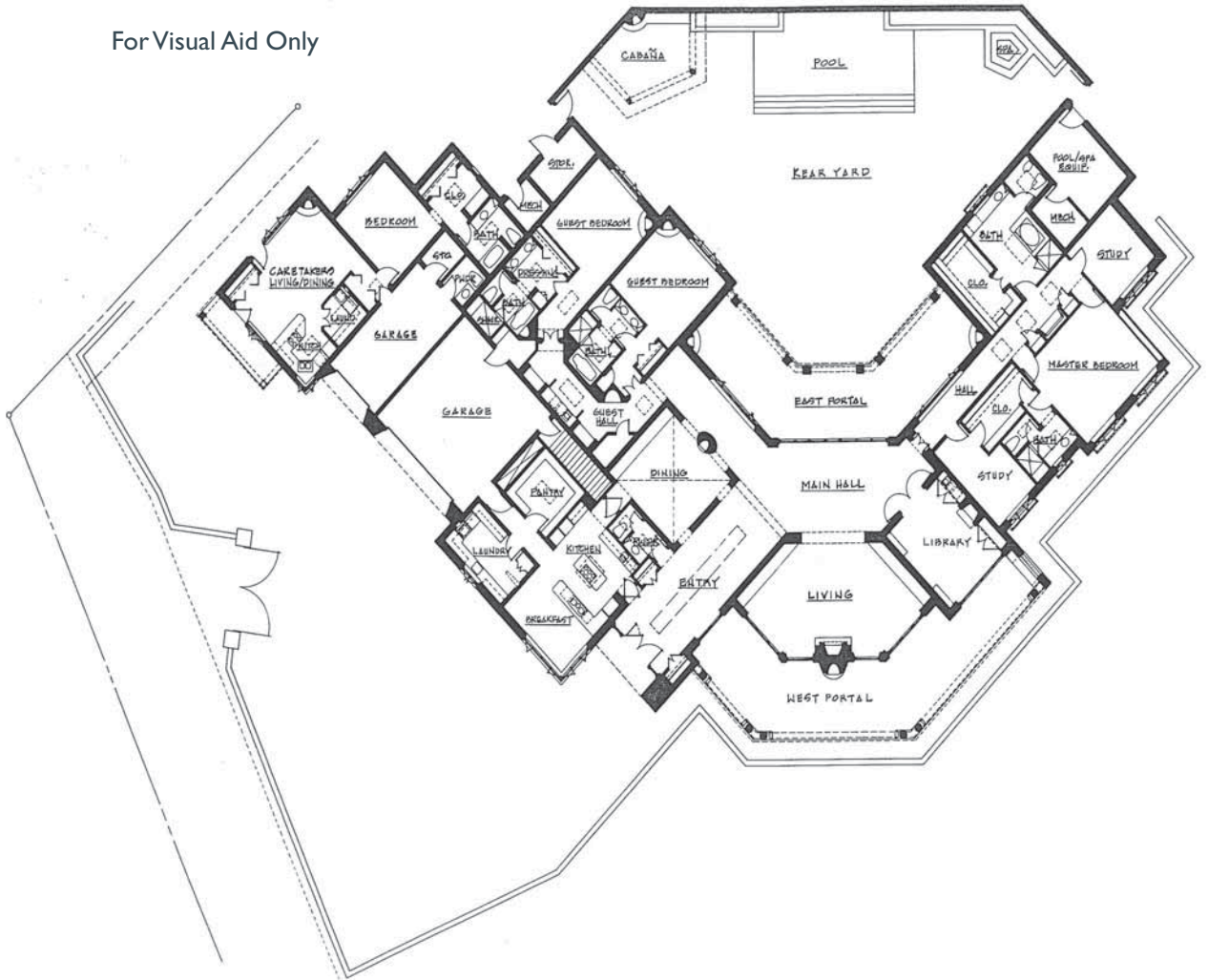
This roomy lighted closet offers abundant additional storage space, including extensive built-in shelving.

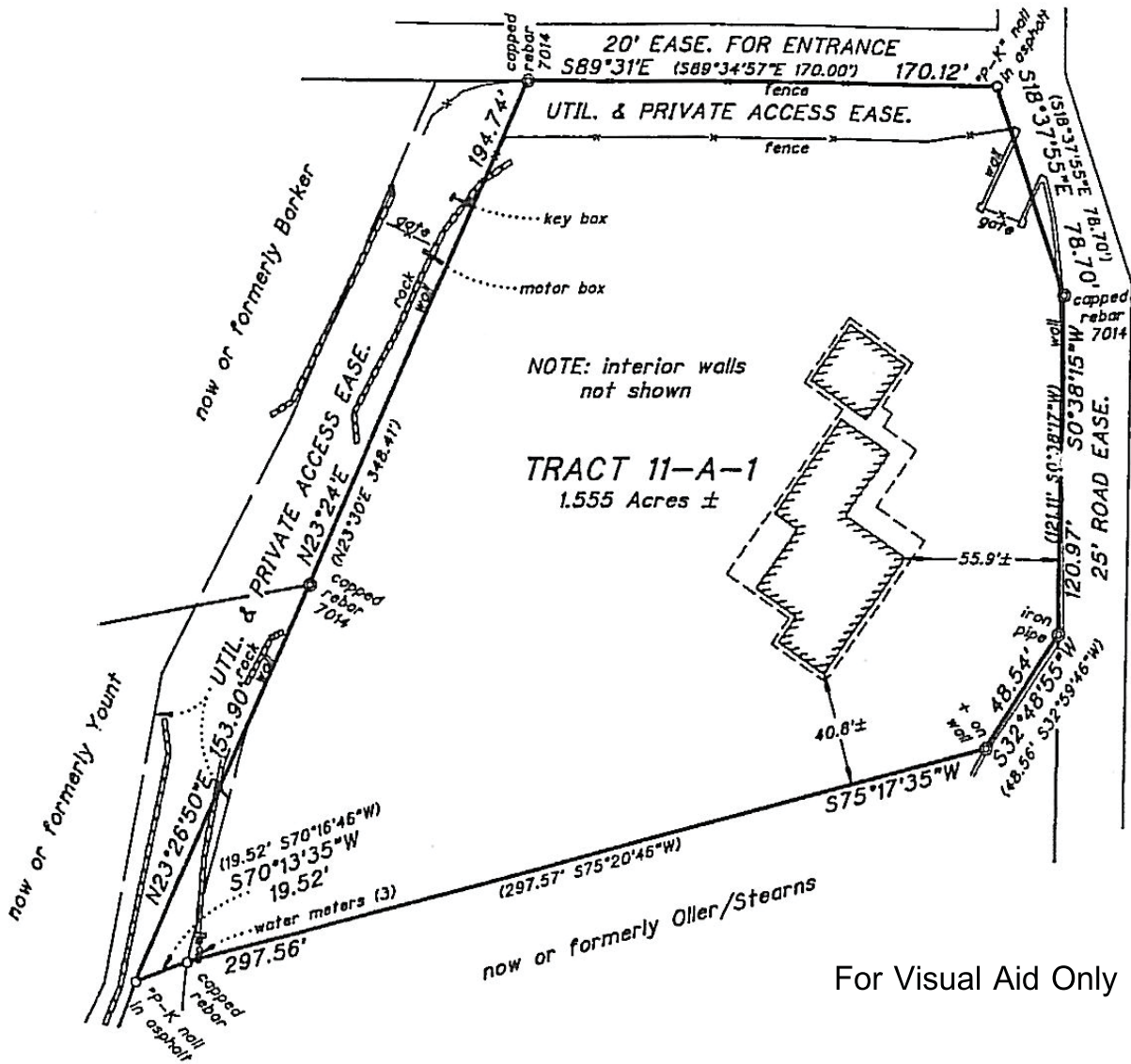
Bathroom

Tile accents and earth tones provide a touch of charm in this convenient half bath, located within the one car garage.



For Visual Aid Only





Property Detail

Main Residence	
bedrooms	3
bathrooms	4 1/2
Guest House	
bedrooms	1
bathrooms	1 1/2
style	pueblo
construction	adobe, frame
heating system	natural gas
heating distribution	radiant
cooling system	refrigerative
cooling distribution	forced air
foundation	slab
roof	flat
built	1994
builder	John Wolf
architect	John Midyette
garage	3-car
main living	7,153 sq.ft.
guest house	1,211 sq.ft.
garage, shop & mechanical	1,392 sq.ft.
unfinished basement	1,155 sq.ft.
portals	1,880 sq.ft.
cabana	300 sq.ft.
waste	septic
water	city
acreage	1.5 acres
taxes	\$14,038 in 2011

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