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## 11 Via De Las Yeguas

\$2,100,000

KNOWING SANTA FE

### The Estancias at Las Campanas

Exemplifying sleek, chic contemporary design in one of the most desirable locations in Santa Fe, this light-filled three-bedroom, 3,394-square-foot residence affords sweeping vistas from its ideal location in the western reaches of the exclusive Las Campanas community. Sophisticated living and entertaining are effortless indoors and out thanks to an easy open floor plan that encompasses a living room with a soaring beamed ceiling, a modern gas fireplace, handsome built-ins, and 10-foot glass doors; a dining area with sliding glass doors; an impeccably appointed chef's kitchen with quartz counters, handcrafted cabinets, and top-caliber appliances; and a Jemez-facing portal and courtyard-all linked in an effortless flow and basking in mountain and sunset views. Two generous guest bedrooms with spacious closets and en suite baths enjoy the seclusion of their own wing, while a quiet home office-which could easily serve as a fourth bedroom-is located down the hall and steps from a full bath. A serene, solitary oasis, the primary bedroom suite is tucked in a peaceful private spot and features a contemporary gas fireplace, a lavish bath with two vanities and both a soaking tub and a shower, and an impressively outfitted room-sized walk-in closet of nearly 200 square feet. Other welcome elements include a walk-in pantry or storage room; a bright, discreet laundry room; and a two-door, two-car garage with additional storage space. Some photos are virtually staged.

**Sotheby's**  
INTERNATIONAL REALTY

## Property

In one of the most desirable locations in Santa Fe, in the Estancias at Las Campanas community, this 1.76-acre property is enveloped by rugged rolling hills strewn with native flora. The setting provides consummate peace and privacy as well as breathtaking views of the Jemez Mountains along with the peaks of other surrounding ranges. Both front and rear courtyards have been pleasingly xeriscaped with a chic minimalist aesthetic, and the west-facing portal off the living area and kitchen affords space for grilling, lounging beside an alfresco fireplace, or basking in vistas of clear blue sky, dramatic sunsets, and majestic mountains. An environmentally conscious and water-wise artificial turf yard is ideal for pets.





## Residence

This light-filled three-bedroom, 3,394-square-foot residence in Las Campanas exemplifies sleek, chic contemporary design. Sophisticated living and entertaining are effortless indoors and out thanks to a fluid open floor plan that features a living room with a soaring beamed ceiling, a modern gas fireplace, handsome built-ins, and 10-foot glass doors; a dining area with sliding glass doors; a chef's kitchen with quartz counters, handcrafted cabinets, top-caliber appliances, and a nearby walk-in pantry; and a Jemez-facing portal and courtyard—all linked in a thoughtful flow and affording mountain and sunset views. A serene oasis, the primary suite is tucked in a secluded spot and features a contemporary gas fireplace, a lavish bath with two vanities and both a soaking tub and a shower, and an impressively outfitted walk-in closet of nearly 200 square feet. Two generous guest bedrooms with spacious closets and en suite baths enjoy the privacy of their own wing, while a third—which can also serve as an office—is located down the hall and steps from a full bath. Completing the stylish picture are a xeriscaped front courtyard; a bright, discreet laundry room; and a two-door, two-car garage with additional storage space.



## Entry Courtyard

Introducing the home's sophisticated modern minimalism is an entry courtyard with carefully considered xeriscaping using native plants and sculptural rock. A contemporary flagstone path leads to a small portal and the striking front door.



## Foyer



## Living Room

A soaring beamed ceiling, a warming modern gas fireplace, handsome built-ins—including shelves and cabinets for media components—and 10-foot glass doors opening to a sunset portal makes the airy, open, sophisticated living room perfect for effortless living and entertaining.



## Portal and Courtyard

The living and dining spaces as well as the primary bedroom open to a stylish portal and courtyard. The shady portal provides space for grilling and lounging beside an alfresco fireplace, while nearly every vantage point allows for basking in clear blue days, dramatic sunsets, star-strewn nighttimes, and majestic mountain peaks. An environmentally conscious and water-wise artificial turf yard is perfect for pets.





## Dining Room

Thoughtfully tucked between the living area and the cook's kitchen, the dining area accommodates casual snacks or formal feasts with equal aplomb. Sliding glass doors open to the portal and courtyard, allowing for easy grilled meals as well as indoor-outdoor dining.



## Kitchen

Cooks of all skill levels will appreciate the kitchen, a bright, inviting space outfitted with quartz counters, handcrafted cabinets, and top-caliber appliances, including a wine refrigerator.

An island offers counter seating, while a dining area adjoins, and the living area is just steps away in an ideal configuration.



### Walk-In Pantry



Just across the hall, the well-equipped walk-in pantry is an enviable amenity.





## Guest Bedroom One

Both bright and restful, this charming bedroom is a quiet retreat overlooking the entry courtyard. A walk-in closet and an en suite bath are welcome conveniences.



## Bathroom

This stylish bath includes a vanity with striking quartz counters and useful storage along with a well-lit step-in shower.



## Guest Bedroom Two

This guest bedroom is particularly spacious, with generous square footage, an entryway with a nicho, west-facing windows with views of rugged piñons and junipers, a large closet, and a spa-inspired en suite bath.

Closet





## Bathroom

A wraparound vanity with handsome quartz countertops and two mirrors, a step-in glass-door shower, and its own contemporary soaking tub are highlights of this satisfying bath, sure to please short- or long-term guests.



## Office / Study

Steps from a convenient full bath, the home's office is ideal for quiet contemplation and includes a walk-in closet with walls of versatile built-in shelving. It could easily serve as a fourth bedroom, if desired.



## Bathroom

Striking quartz countertops and artful tilework provide touches of modern style in this centrally located but discreet bath, which serves the office or fourth bedroom and can also function as a powder room.



## Primary Bedroom

Tucked in a peaceful spot off the main hallway, the primary bedroom is a peaceful private oasis warmed by a built-in contemporary gas fireplace and opening through sliding glass doors to the west-facing portal and courtyard. Two tall windows offer views of the Jemez Mountains and sunsets. Adjoining are a lavish bath and a walk-in closet.

### Walk-In Closet



The owner's impressively outfitted walk-in closet is a room-sized space of nearly 200 square feet that includes a center island, generous shelving, and hanging racks in a variety of heights.





## Outdoor Living Space



## Bathroom

Stylish and spa-like in inspiration, the owner's bath includes two vanities, a covetable contemporary soaking tub set below a wide west-facing window, and a walk-in shower,



## Laundry Room

Discreetly hidden at the end of the main hallway, the generous laundry room is filled with natural light during the day and offers ample space for appliances, a sink, counters, drawers, and cabinets.



## Garage and Storage

The home's attached two-door, two-car garage is easily but discreetly accessed at the end of the main hallway and offers additional storage space.





## 11 Via De Las Yeguas, Santa Fe, NM



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ft

PREPARED: 2025/01/27



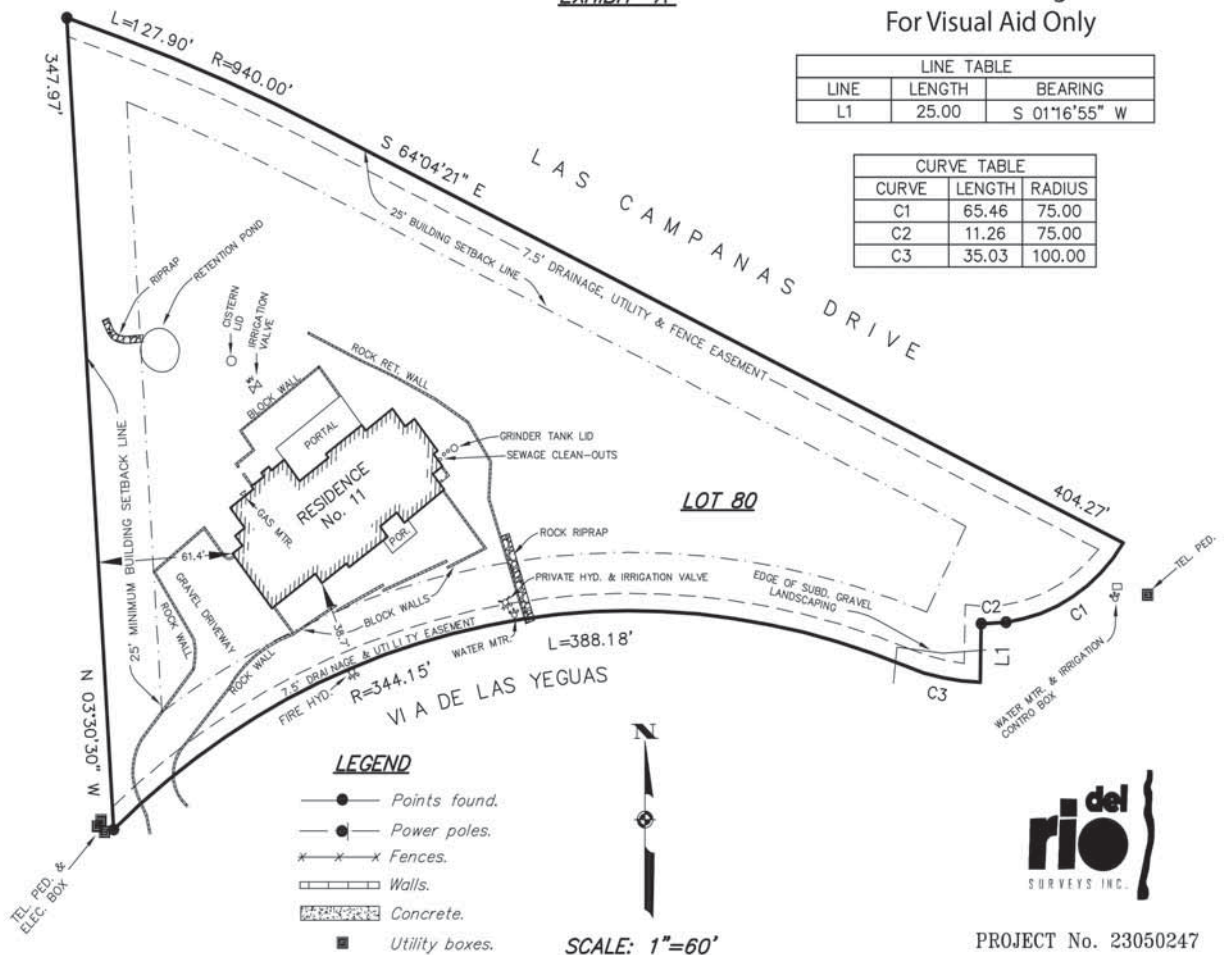
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

**EXHIBIT "A"****11 Via De Las Yeguas  
For Visual Aid Only**

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	S 01°16'55" W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	65.46	75.00
C2	11.26	75.00
C3	35.03	100.00



# Property Detail

property summary	
bedrooms	3
bathrooms	3 full 1 three-quarter
garage	2-car attached, direct access
square footage	3,394 ft <sup>2</sup>
acreage	1.79 acres
year built	2023
style	contemporary, pueblo
roof	flat
construction	frame, stucco
foundation	slab
heating system	gas natural
heating distribution	radiant floor, forced air
cooling system	refrigerative, central
cooling distribution	forced air
flooring	tile
gas	natural
water	community
electric	public
sewage	community
subdivision	the estancias at las campanas
hoa fees	1,243/quarterly for 2025
taxes	\$13,437.66 in 2025
mls number	202500183

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