



## 8 Zorrito Court

\$940,000

KNOWING SANTA FE

### Light-Filled Comfort in Campo Conejos

On a cul-de-sac in the desirable Campo Conejos neighborhood, this light-filled 3,365-square-foot home is an inviting getaway that enjoys a convenient location and wide-open views of foothills and blue sky. The three carpeted bedrooms and two baths are secluded on separate sides of the home, radiating off an open collection of public spaces—a sunken living room with a high ceiling and a gas fireplace, a dedicated dining room, a cheerful family room, and a cook's kitchen with stainless-steel appliances, granite countertops, a pantry, an island, bar seating, and a breakfast area tucked into a sunny bay. The owner's suite includes a walk-in closet with built-ins and a spacious, spa-inspired bath with an oversized jetted soaking tub, two vanities, and a walk-in shower. Vigas, corbels, nichos, and earthy tile add touches of Southwestern flair. Closet space is generous throughout. The kitchen, foyer, and two bedrooms open to the outdoor living spaces, which include courtyards and two breezy, shady portales, allowing for an effortless indoor-outdoor lifestyle. A newly installed photovoltaic (PV) solar system greatly lowers electricity expenses while promoting a more sustainable lifestyle. The 1.91-acre property is strewn with mature piñons, ponderosa pines, and other native trees, and the small community of Campo Conejos offers paved roads, acres of open space, walking trails, and easy access to amenities, conveniences, major thoroughfares, and the historic Plaza. Some photos are virtually staged.

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Sotheby's  
INTERNATIONAL REALTY

## Property

On a quiet cul-de-sac in the desirable Campo Conejos neighborhood, this 1.91-acre property enjoys a convenient location and wide-open views of foothills and blue sky. The kitchen, foyer, and two bedrooms open to the outdoor living spaces, which include courtyards and two breezy, shady portales, allowing for an effortless indoor-outdoor lifestyle.

The grounds are strewn with mature piñons, ponderosa pines, and other native trees, and the small community of Campo Conejos offers paved roads, acres of open space, walking trails, and easy access to amenities, conveniences, major thoroughfares, and the historic Plaza.





## Residence

This light-filled 3,365-square-foot home is an inviting getaway that enjoys a convenient location and wide-open views of foothills and blue sky. The three carpeted bedrooms and two baths are secluded on separate sides of the home, radiating off an open collection of public spaces—a sunken living room with a high ceiling and a gas fireplace, a dedicated dining room, a cheerful family room, and a cook's kitchen with stainless-steel appliances, granite countertops, a pantry, an island, bar seating, and a breakfast area tucked into a sunny bay. The owner's suite includes a walk-in closet with built-ins and a spacious, spa-inspired bath with an oversized jetted soaking tub, two vanities, and a walk-in shower. Vigas, corbels, nichos, archways, and earthy tile add touches of Southwestern flair. Closet space is generous throughout. Two breezy, shady portales, allow for enjoyable outdoor living and entertaining. A discrete, well-equipped laundry room and an oversized two-car garage with storage space complete the appealing picture.



## Entry Portal

A classic flagstone patio and a small shady portal create an inviting introduction to the home and its subdued Southwestern style.



A small entry portal opens to the cool foyer hall, which overlooks the living room and introduces the earthy tile flooring, vigas, and corbels that provide touches of Southwestern flair in the home.

## Foyer





## Living Room

Warm and welcoming, the living room is sunken by a few steps and has a tall ceiling with vigas, creating a cozy but generous space for relaxing and entertaining.

Carpeting and a fireplace contribute to the inviting ambience.



## Dining Room

Steps from the living room and the kitchen, the dedicated dining room features a dramatic arched entryway, handsome tile flooring, a western-inspired chandelier, and a sunny bay window overlooking the backyard portal.



## Hallway to Primary Bedroom



## Primary Bedroom

Well separated from the guest bedrooms, the owner's bedroom is a calm, sunny space with comfortable carpeting, a bay window alcove, and double glass doors giving way to the backyard portal. It is accompanied by an en suite bath and an enviable walk-in closet.

### Walk-In Closet



Fashionistas and clotheshorses will appreciate the well-outfitted walk-in closet, which features shelving and hanging racks.

### Backyard Portal





## Primary Bath

The spacious, spa-inspired primary bath features an oversized jetted soaking tub set in a corner with glass block windows, two separate vanities with cabinets and drawers, and an elegant stone-clad walk-in shower.

Soaking Tub



Walk-In Shower





## Kitchen

Cooks and entertainers will appreciate the kitchen, which features stainless-steel appliances, granite countertops, a pantry, an island, bar seating, and a breakfast area tucked into a sunny windowed bay. The space opens through a bright glass door to the backyard portal and flows directly to a cheerful family room.



## Rear Portal

Accessible from the kitchen and the primary bedroom, this breezy, shady portal is ideal for indoor-outdoor living and appreciation of Santa Fe's four delightful seasons and clear skies. Just beyond is a walled grassy yard surrounded by trees.



## Family Room

Opening directly off the kitchen, the family room is a cheerful, sunny space for casual living and entertaining.





## Hall Bedroom

Spacious and quiet, this bedroom features comfortable carpeting and a generous double-door closet. Two casement windows admit gentle natural light and refreshing breezes. A bath is a few steps down the hall.



## Bathroom

Easily accessible by each of the guest bedrooms, the guest bath has warmly hued stone tile flooring, a single-sink vanity with cabinets and drawers, and a tiled shower-tub combination.



## Laundry Room

The discrete, well-equipped laundry room—located off the hallway near the guest bedrooms—includes useful storage cabinets and a drying rack.

## Guest Bedroom

Secluded from the public spaces at the end of the hall, this spacious bedroom is quiet and filled with natural light thanks to multiple windows. Double glass doors open to one of the home's courtyards, providing private access and making it ideal for an office or in-law suite. Closet space is generous, and a full bath is steps away in the hall.





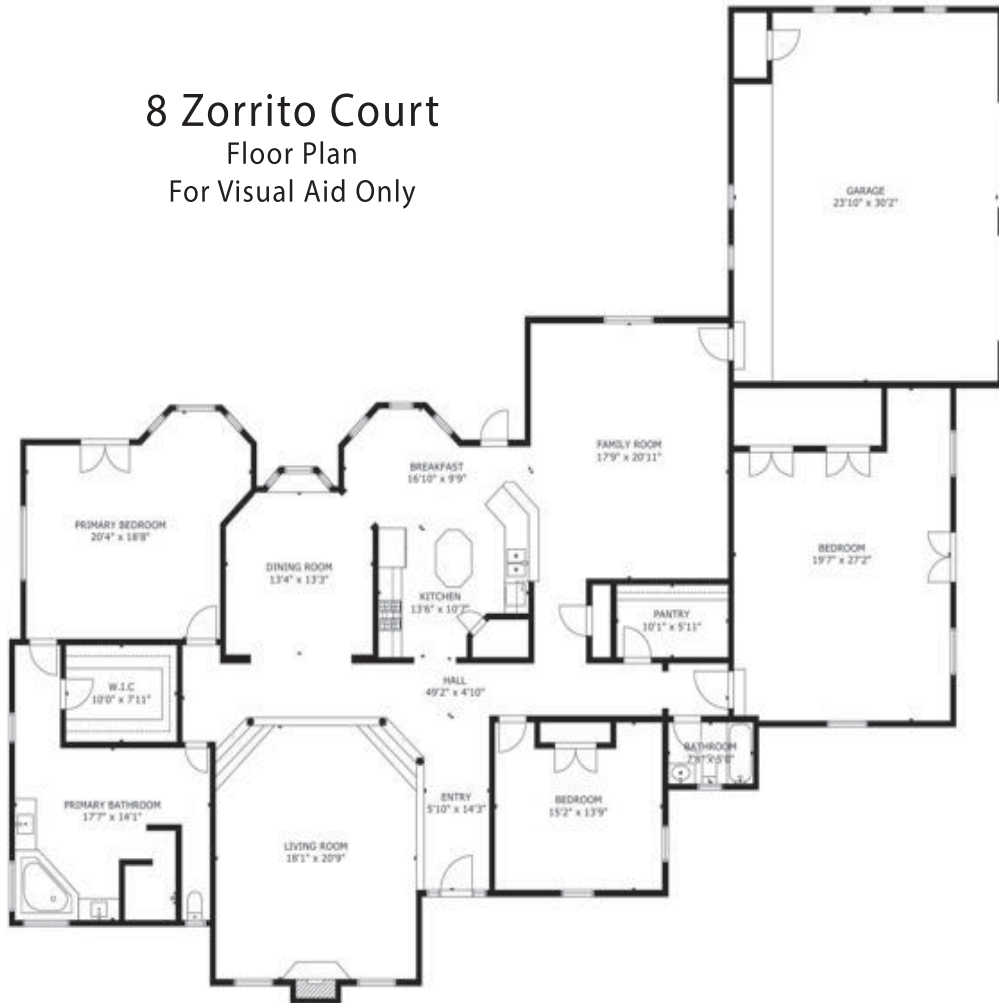
## Garage

Located off the family room the home's oversized windowed two-car garage offers storage space as well as an area for auxiliary appliances.



# Floor Plan

## 8 Zorrito Court Floor Plan For Visual Aid Only

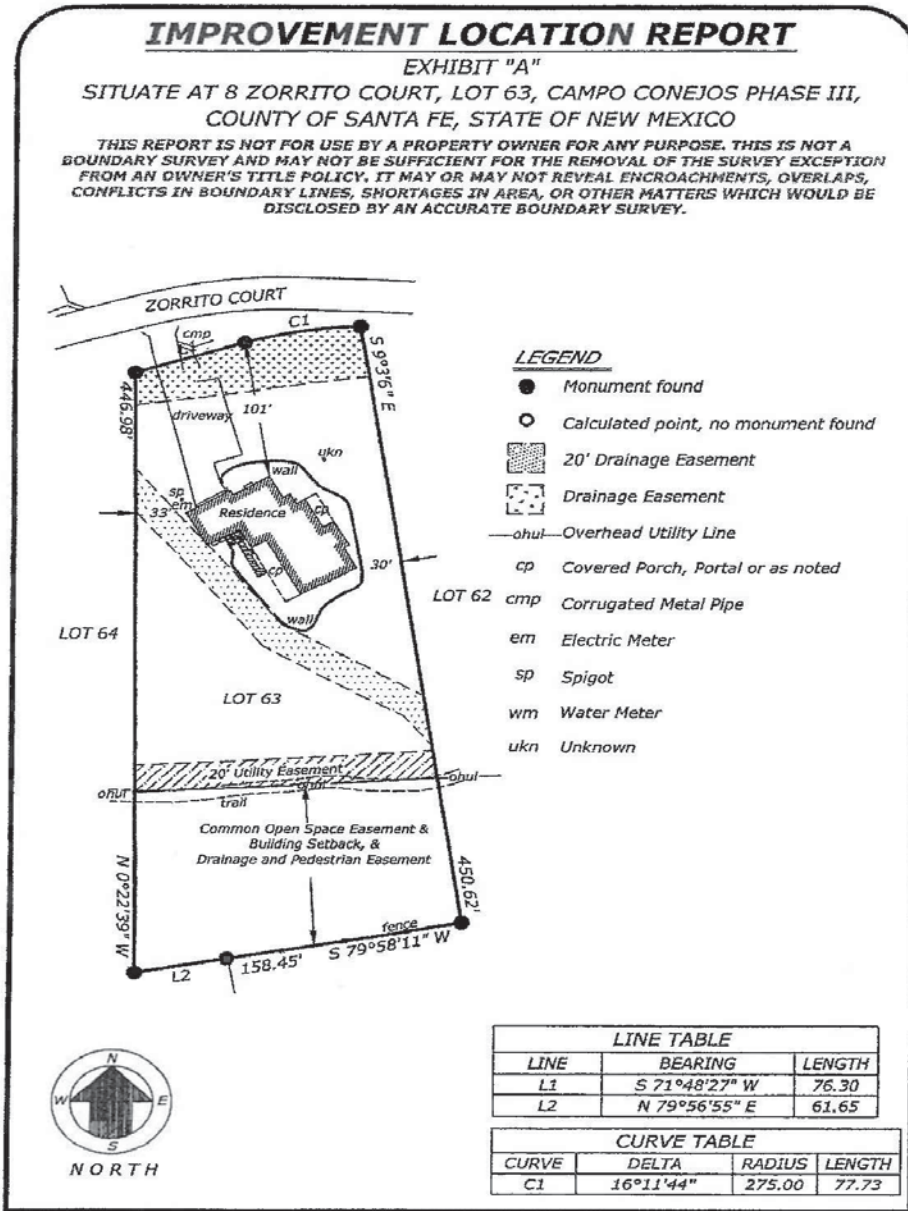


### IMPROVEMENT LOCATION REPORT

EXHIBIT "A"

SITUATE AT 8 ZORRITO COURT, LOT 63, CAMPO CONEJOS PHASE III,  
COUNTY OF SANTA FE, STATE OF NEW MEXICO

THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.



**LEGEND**

- Monument found
- Calculated point, no monument found
- ▨ 20' Drainage Easement
- ▩ Drainage Easement
- ohul— Overhead Utility Line
- cp Covered Porch, Portal or as noted
- cmp Corrugated Metal Pipe
- em Electric Meter
- sp Spigot
- wm Water Meter
- ukn Unknown

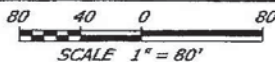
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 71°48'27" W	76.30
L2	N 79°56'55" E	61.65

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	16°11'44"	275.00	77.73



SOUTHWESTERN TITLE & ESCROW, INC.

FILE No. 110666



**LAND SURVEYING COMPANY, LLC**  
 P.O. BOX 4384 505-473-0003  
 SANTA FE, NEW MEXICO 87505 FAX 471-9050

PROJECT NO. 3781 / ILR

Buyer: Roberto R. Torres & Felicia A. Torres  
 Seller: Aurora Loan Services, LLC



# Property Detail

property summary	
bedrooms	3
bathrooms	2 full
garage	2-car attached
square footage	3,365 ft <sup>2</sup>
acreage	1.914
year built	2004
style	northern new mexico, single level
roof	flat
construction	frame, stucco
foundation	slab
heating system	gas natural
heating distribution	radiant
cooling system	refrigerator - central
cooling distribution	forced air
flooring	carpet, tile
gas	natural
water	county
electric	public
sewage	septic
taxes	\$3,904.11 in 2023
subdivision	campo conejos
hoa fees	\$300/quarterly
mls number	202402108

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