



**9304 Farragut Dr NE Albuquerque, NM 87111**

**\$250,000**

PRICE REDUCED BY \$45,000!! Gorgeous home in the well established, beautiful area of Academy Hills. Oversized rooms. Separate room off kitchen area for quiet office/study. Kitchen opens to family room with fireplace. Swimming pool in backyard with relaxing hot tub. **Directions:** From Wyoming & Academy -- East on Academy, Right on Layton, Left on Academy Hills, Right on Farragut.

|                     |   |                      |  |
|---------------------|---|----------------------|--|
| ML#:694042          | Year Built: 1976  | Exterior Material    | Covered, Patio Open, Hot Tub, Walled Backyard  |
| Property Type       | Residential   | Faces                | Stucco, Brick Veneer Front   |
| Property SubType    | Detached  | Fee Simple           | East   |
| UPC Code            | 102006238313040216  | Number of Fireplaces | Yes  |
| Stories             | 1 Story   | Finance Considered   | 1  |
| Beds: 3             | Baths (FTH): 2 (1 1 0)  | Fireplace Type       | Cash To Owner  |
| Garage Spaces       | 2   | Flood Zone           | Wood Burning   |
| Apx Structured Sqft | 1839 Professional   | Flooring             | No   |
| Lot Sq Ft (approx)  | 9460  | Family Room          | Carpet, Terrazzo/Ceramic   |
| Lot Acres (approx)  | 0.217   | FR Dimensions        | Yes  |
| Price/SqFt          | \$135.94  | Garage Type          | 12x14 Level: Main  |
| County              | Bernalillo  | General Access       | Attached, Outlet 220, Opener(s)  |
| Zone Atlas          | E20   | Heating              | Paved Road, Public Road  |
| Apx Lot Dim Front   | 86.00   | High School          | Central Forced Air, Gas  |
| Appliances          | Range Hood, Dishwasher, Disposal, Washer H/U, Dryer H/U, Frestnd Elec Stv/Ovn | Hist. Prop/Lndmk     | La Cueva   |
| Apx Lot Dim Side    | 110.00  | HOA                  | No   |
| Age                 | 31-40   | Interior Features    | LR/DR Combo, Breakfast Nook, Cable TV, MB Shower Only, Ceiling Fan(s), Pantry, Study/Office, Great Room, Walk-In Closet(s) |
| Approximate Taxes   | \$3889.00   | MBR Dimensions       | 14x15 Level: Main  |
| BR2 Dimensions      | 12x14 Level: Main   | Rented               | No   |
| BR3 Dimensions      | 11x11 Level: Main   | Roof                 | Shingle, Pitched   |
| Basement            | No  | Landscape            | Garden Fruit Trees, SW Gravel Lndscp, Front and Back   |
| Builder             | Unknown   | Windows              | Thermal (multi-part)   |
| Construction        | Frame   |                      |  |
| Cooling             | Evaporative   |                      |  |
| Disability Access   | No  |                      |  |
| Dining Room         | Yes   |                      |  |
| Tax Exemption       | No  |                      |  |
| Exterior Features   | Back Yard Access, Patio   |                      |  |

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