

PROPERTY HISTORY

This unusual, charming house began its life as a milking barn sometime prior to 1970. Later that decade the barn began its transformation into the kitchen/living room area of the current house. Over the years the bedrooms and bathrooms were added by various owners. Each owner made improvements and additions. In 1993 the current owners purchased the property and began a mighty and extensive overhaul of both the house and land.

Initial work was done outside, adding the carport and pipe corral fencing, landscaping, establishing garden areas and upgrading the outbuildings and fences. In 1999 the house underwent a major renovation. The pitched metal roof was added. A new furnace was placed in this "attic" area, which also houses the cooling unit. The kitchen door was replaced and other doors and windows were replaced with Pella windows and doors. At that time a new house well (approx. 210 ft.) was drilled to allow the old well to serve only the landscaping and proposed vineyard. Both the house and stables were re-stuccoed and many other more minor improvements were made.

The vineyard occupies approximately 1 acre and was planted in 2001 to Riesling, Muscat and Vidal Blanc. Since the first harvest in 2003 the grapes have been purchased by neighboring Corrales Winery (Keith and Barbara Johnstone). The table below shows the yields and sale prices for each year.

	Weight (lbs.)	Price
2003		
Muscat (1)		
Riesling (2)	400	\$160
Vidal Blanc	1350	\$388
2004		
Muscat	503	\$201
Riesling	1378	\$551
Vidal Blanc	1363	\$443
2005		
Muscat	458	\$218
Riesling	1047	\$497
Vidal Blanc	1565	\$516
2006		
Muscat (3)	178	\$85
Riesling	695	\$330
Vidal Blanc	1381	\$456

Notes:

- (1) Muscat was not harvested in 2003.
- (2) Riesling was only partially harvested in 2003. Most was removed to promote more vigorous vine growth.

(3) The summer of 2006 was unusually wet, resulting in a great deal of bunch rot and therefore much lighter yields.

The Vineyard has been a hobby of the current owners. All the work to establish, maintain and manage it has been done by them. (There are vineyard managers available in the Corrales area who work under contract, and there are vineyard workers who work by the day and are generally "shared" among Corrales vineyard owners.)

In 2003 the current owners participated in U.S. Fish and Wildlife Service grant program to establish a wildlife habitat on the property. The habitat occupies the former irrigation ditch along the north property line and contains a variety of native bushes, trees and wildflowers. It is intended to attract and preserve the area's presence of certain species of butterflies and birds whose population numbers were decreasing. The habitat project has been a great success. It is now mature and requires only periodic watering and some weeding.

Back in the house, the master bedroom/bathroom project was completed in 2004 adding the walk-in closet and enlarging the bathroom to accommodate the custom cabinetry and double sinks. The bathroom countertop and the wood stove hearth were done by Granite Transformations.

In 2005 the kitchen received a facelift. The old cabinets were refurbished and given all new hardware. Two custom-built cabinets were added: the glassware cabinet with a glass front and the blue-tile topped cabinet designed with pullout shelves. The original sink, cook top and oven were in excellent, problem-free condition and were retained. The dishwasher was replaced in 2006 with a new stainless steel Kitchen Aid.

The courtyard area was a work in progress for several years, adding the pond, flagstone landings a variety of plantings and the grape-arbor trellises (which produce delicious table grapes!) In 2005 the concrete surface was completed.

Early in 2006 the old evaporative cooler was replaced with a Coolerado unit. The Coolerado represents a new technology in evaporative cooling and provides consistent comfort throughout both hot, dry periods as well as the hot, damp New Mexico "monsoons" when standard evaporative systems are least effective. For more information on the Coolerado, go to www.coolerado.com.