

A Karsten Modular Home

302 Aspenwood Road (lots H6, H7 and ½ of H5)

Capitan, New Mexico 88316

This quality home at Bonita Park, on the grounds of the New Mexico District Nazarene Church Conference Center features two bedrooms with walk-in closets, two baths, open area kitchen, dining and living rooms. Three 36" entrances, with one leading to a patio that overlooks a wooded ravine. Cathedral ceilings throughout with ceiling fans in the master bedroom and living room. The guest coat closet in the hallway is near the utility room that has a stacked washer/dryer, water softener, storage cabinets & closet, and a 36" access door. New carpeting & pad throughout March 2020.

Energy star construction features R19 with 2" x 6" stud exterior walls that is built to HUD code. The floor over a concrete slab in crawl space has 7" deep insulation rated at R22, while the ceiling is R50. The house has lifetime architectural shingles, 100amp electric service, programmable thermostat, and an eye appealing 5:12 roof pitch.

Carpeted living room measures 21' 8" x 13' 2", has a half-glass door leading out to the patio and three 45" x 58" windows. A pellet stove is located in the SW corner with a 55" TV above.
Carpeted hallway: 3' 8" x 14' 8" with a guest coat closet: 2' 6" x 4'.

Dining area measures 11' x 12' 10" and has two corner 35" x 58" windows for added light and a 36" full-glass access door leading up to the garage.

Kitchen measures 10' 8" x 12' 10", has a tall 84" pantry and a 43" high bar-top island with two bar stools. The acrylic white sink with disposal unit is 9" deep with a chrome single lever faucet with sprayer, new 2021. Sink hole is 20" x 31". Whirlpool appliances feature a white 18 cubic foot refrigerator with icemaker, white natural gas range with ceramic tile behind, and white microwave with exterior exhaust fan.

Master bedroom measures 16' 5" x 12' 7" with two 35" x 58" windows overlooking the patio and wooded ravine. The walk-in closet is 4' x 10' 3" with 20' of hanger poles, 19' shelving, 24' of built-in shoe racks.

Master bath has a 36" high Formica vanity top with dual faucets, new in 2024, and dual shower heads within a 57" shower stall that has a hinged glass access door. A 32" linen closet is located near the toilet stool. The entire bath area measures 5' 7" x 12' 7".

Guest bedroom measures 12' 7" x 12' 6" and has two 35" x 58" corner windows. Two doors provide access to a 2' x 6' hanging clothes closet and access to a 40-gallon electric Rheem hot water tank, new 3/2018.

Guest bathroom has a combination tub/shower with a 33" high Formica vanity top and is 4' 11" x 9' 1" overall.

Utility room measures 6' 4" x 9' 3", has a stack-able washer & natural gas dryer, water softener, a storage pantry and two more wall cabinets. The high efficiency natural gas forced air furnace is also located in this room.

The private (8' x 24') cement patio overlooks a wooded ravine, with access from the living room exterior door.

Oversized two-stall garage, 28' x 30' long (344" usable length) with an 11' x 16" roll-up garage door (2" x 6" studded walls) Header Height: 10' 9 ¾. Atlas Pristine Desert Pinnacle Roof Shingles, 84" Pantry, four wall cabinets, and metal shelving. Attic storage 8' x 30' with pull-down aluminum ladder for access. Parking for 10 vehicles around the home & garage. A portable 3000w AC Generator can run the furnace, lighting and refrigerator when needed.

Offered furnished except NFS: Wedgwood Bone China & silverware, Herman Miller school clock, some linens, wall hanging handcrafts, tools, personal items, and a negotiable antique guest queen bed suite.

House: 26' x 50' overall or 1350sq.ft. Serial #: NME005741NMAB-93KNM27553AH14 HUD Label: NM020512
Manufacture Date: 12/18/2013 Electronic Photos Available Ron & Mari Mortenson 616-780-2870