

Sandia Heights Home Sculpted To Lot's Slope

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design to achieve the maximum view potential was to curve the living area level about 20 degrees, a curve most noticeable in the main hallway.

At the south end of the hallway is the dining alcove off the kitchen. Wrapped in windows, it captures a view of the mountains as well as the valley.

Adjacent to the alcove is the family room with an adobe kiva fireplace in one corner and wide windows overlooking the valley and Mount Taylor.

Across the hallway from the family room is the kitchen, the most Southwestern room in the house, with its tile backsplash wall featuring depictions of Indian pottery, oak cabinetry with kiva stair-step and serpent's tail custom design. A hanging lamp echoes the stair-step design in a border cutout.

At the other end of the main floor is a study and exercise room that can serve as a guest bedroom with its own patio deck to the west. A full bathroom is at the north end of the hall between the study and utility room. A two-car garage is accessed from the utility room and a third garage immediately to the east of it is for a recreational vehicle or boat.

A stairway leads from the front hallway to the second floor. The master bedroom is at the west end and has a private deck that also can be accessed from the adjacent sitting room. A separate dressing room is off the master bath.

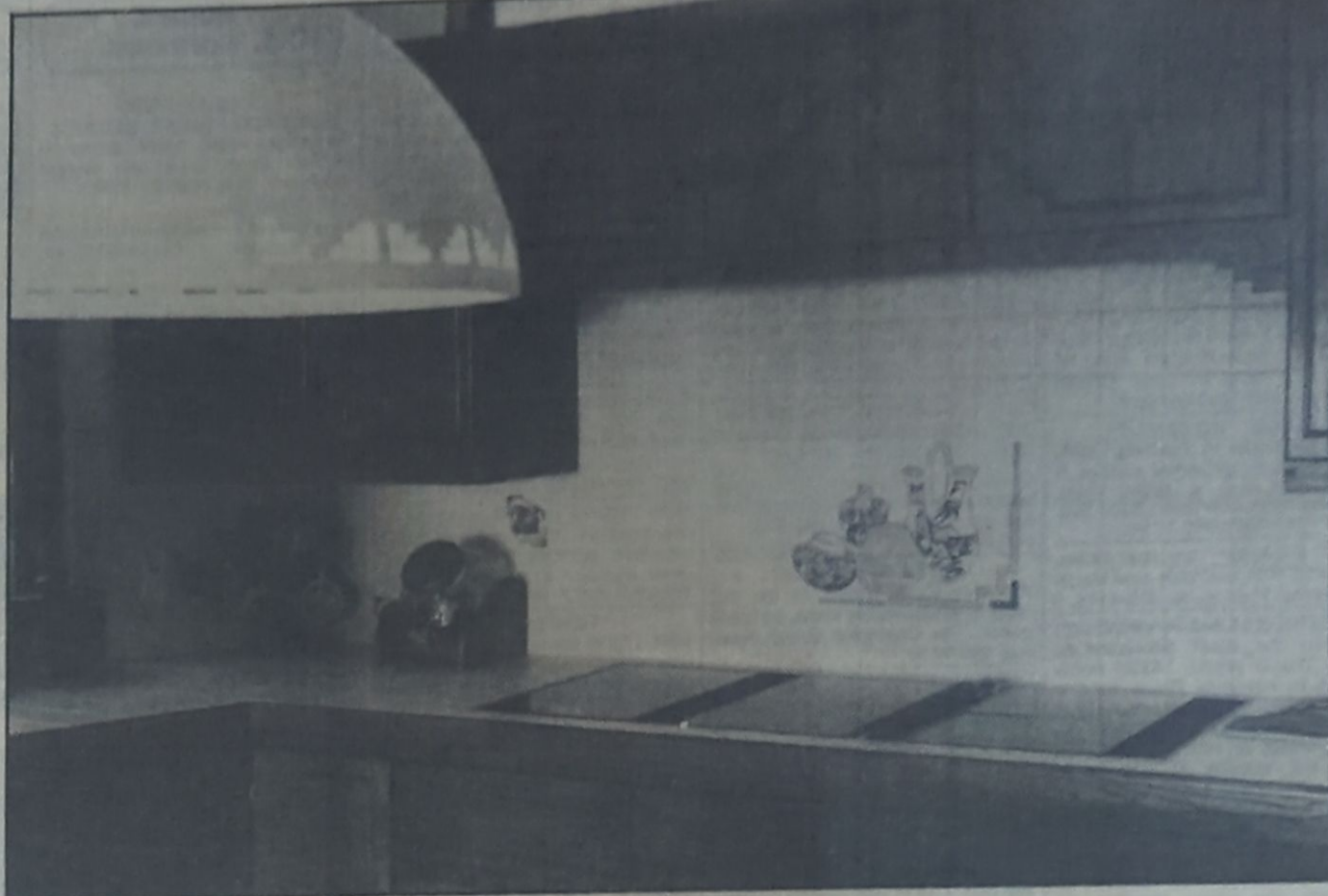
Completing the second floor are two more bedrooms and a third bathroom, in place for future family expansions, Hutchins said.

Built on a concrete slab and foundation, the home has R-30 roof insulation and R-19 wall insulation. The exterior walls are 2-by-6 wood frame with stucco finish.

The patio walls on the west side of the house are 8-inch concrete block with stucco finish.

The home utilizes forced-air furnaces for heat and has evaporative air coolers. Both heating and cooling systems are zoned for the ground level and upstairs sections.

Other features of the home include vacuum, intercom and security systems.



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The Southwestern flavor of the Hutchins home is nowhere more apparent than in the kitchen, where tiles depict Indian

pottery, cabinet doors sport kiva stair-step and serpent's tail designs, and a lampshade echoes the stair-step design.

