

TAOS
TERRITORIAL
LUXURY VACATION LODGING

114 PADRE MARTINEZ LANE, TAOS, NEW MEXICO 87571



TAOS TERRITORIAL

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**The Historic
Taos Territorial Compound**

circa 1875

TERRITORIAL HOUSE • WAGNER CASITAS • CHICKEN COOP STUDIO

Luxury Vacation Rentals

www.taosterritorial.com

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PROPERTY HIGHLIGHTS

URBAN WALKABILITY

- 2 short blocks from Taos Plaza
- Accessibility to central business district (i.e. restaurants, bars, & entertainment)
- One of the largest community of Art galleries and artists in Southwest
- Walk to the Historic Kit Carson Museum, Harwood Museum, and Mabel Dodge Luhan Home
- Famous Taos Society of Artists Walking Tour

FLEXIBLE TENANT MIX

- 4 private residences on 1 property
- Sleeps 14 adults comfortably
- Flexibility of residences creates ample opportunity for rent
- Room for additional property development
- Party/event space for large gatherings

HISTORICAL LANDMARK

- Purchased in 1864, buildings constructed during early 1870s
- Listed in the NM State & National Historic Register
- Abraham Lincoln signature on the original deed
- Classic Territorial Style Structure as identified by Architectural Guide to New Mexico

NEWFOUND MOUNTAIN DESTINATION

- The “New Santa Fe”
- Remote retreat; noncommercial
- Celebrities destination

SPACIOUS STORAGE & PARKING

- Secure owner’s closet
- Two-car mechanical garage with large storage closet
- 3,000 sq. ft. of parking

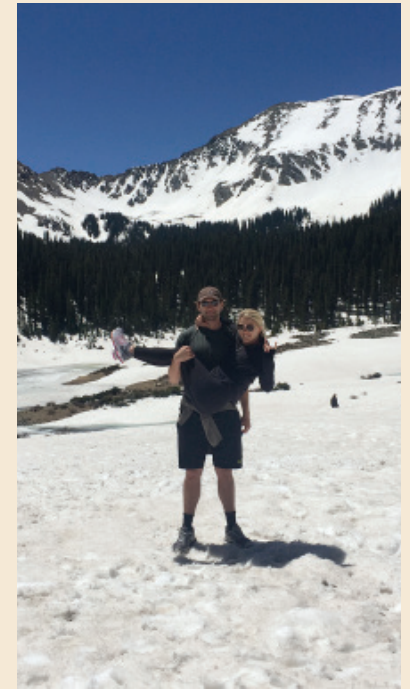
PROPERTY HIGHLIGHTS

URBAN WALKABILITY

Located in downtown Taos Historic District, the Taos Territorial is just steps away from the Taos Plaza. The plaza is the central business district in Taos and home to renowned art galleries, five-star restaurants and fabulous shopping. There is no shortage of entertainment at the plaza. The site hosts seasonal festivals, farmers markets and amazing musicians. There is truly something for everyone in the Taos Plaza.

FLEXIBLE TENANT MIX

The Taos Territorial comfortably hosts 14 adults in a variety of arrangements. Rent the entire compound or just one casita, and still maintain a sense of tenant privacy. Each residence has its own private entrance, courtyard and outdoor hot tub, creating a distinct separation between the residences. This flexibility is absolutely ideal for an owner who may not occupy the entire 12,000 sq. ft. property all of the time.



HISTORICAL LANDMARK

The Taos Territorial is a historical treasure. The land on which the Taos Territorial is located is part of the original 17,630 acres claim of the "Pueblo of Taos," surveyed in 1858 by John W. Garretsen for the United States Congress. At that time, the New Mexico Territory was sparsely populated and Taos was home to the legendary fur trader and frontiersman Kit Carson. In 1864, President Abraham Lincoln signed a hand-written order granting the General Land Office the authority to parcel out the large claim thus allowing smaller tracts to be sold to settlers and developers. Later that year, Santiago Martinez acquired the corner lot for the price of one cow and five pesos. Construction of the property dates to the early 1870's when the New Mexico Vernacular style

building, known as the Taos Territorial, was constructed in the style introduced by the U.S. Army to this frontier region.

The Taos Territorial is recognized by Architectural Guide to New Mexico for its classic Territorial Style original construction.

NEWFOUND MOUNTAIN DESTINATION

Today, tourists are in search of the unique and undiscovered. We are thirsty for unconquered terrain that is "off the beaten path" - Taos is just that. Located just two hours North of Santa Fe, Taos has more character and charm than the more-corporate ski areas in Colorado and Utah. Coined the "New Santa Fe," experts expect tourism to soar over the next 20 years. It's completely raw and unfiltered sense of place has pushed it to a top destination in New Mexico. With a top-of-the-line ski resort (with Kachina Peak at 12,481 ft), world-renowned art galleries and a beautiful landscape, the town of Taos is just now reaching its peak.



ROOM TO GROW

The Taos Territorial has plenty of storage for an owner who may want to leave personal items on the property year-round. In addition to several locked owner's closets, there is a two-car garage between the Wagner Casitas and the Chicken Coop. To the left of the garage is a maid's quarters with a full-sized washer and dryer and space for cleaning equipment.

The 8,000 sq. ft. parking terrace can accommodate up to 12 full-sized vehicles. In addition amplifying the compound's the spacious feel, this amount of square footage also presents a building opportunity should the owner desire to build or add onto the compound.



“ THE FIRST
WORD OUT OF
OUR MOUTHS
WAS “WOW.”
AND IT KEPT ON
GETTING BETTER
WITH EACH
BUILDING AND
ROOM.

Thomas, Atlanta, GA
VRBO Review



ACCOMMODATION OVERVIEW

The Taos Territorial is a rarity in the world of vacation rental property. Restored in 1998 to a southwestern style with modern conveniences, each of the four residences have a unique personality that favor New Mexico's style and heritage. Beautiful landscape, hand-carved furniture and local artwork make the property feel like home for owners and visitors, alike.

Located in the downtown Taos Historic District, the home is just steps from the Taos Plaza which hosts renowned art galleries, fabulous restaurants and shopping. From the front porch, you can see the beautiful Sangre de Cristo Mountains (Spanish for "Blood of Christ"), which are a short 20 minute drive from the property. A short walk to the Plaza or a quick drive to the mountains makes this the place to be.

With spacious quarters and rich southwestern style, the Taos Territorial is perfectly suited for family vacations or large events. The property has hosted hundreds of gatherings from reunions to rehearsal dinners to weddings.

The Taos Territorial compound is broken down into 4 separate residences, each with their own sleeping quarters, full-sized bathrooms, kitchen/kitchenette, living room with WiFi/satellite television and a courtyard with an outdoor hot tub.

Taos Territorial (Main House)

3 bedroom, 3 bathroom, full kitchen, entertainment room,
1 pull-out couch, Sundance hot tub

Chicken Coop

Studio layout, 1 bedroom, 2 bathroom, kitchenette, entertainment
room, steam shower, 2 pull-out couches, hot tub

Wagner Casita A

1 bedroom, 1 bathroom, kitchenette, entertainment room, hot tub

Wagner Casita B

1 bedroom, 1 bathroom, kitchenette, entertainment room, hot tub





the TERRITORIAL

The two-story Taos Territorial house was restored in 1998. It has been coined the “main house” on the property for its size and Don Fernando-facing front door. The Territorial lives up to its name, boasting oversized rooms with inlaid wood floors, high ceilings with exposed vigas beams and a full kitchen with updated appliances hidden in Old World armoires. The covered rear veranda contains a private gas grill and secluded lower courtyard with a Sundance eight-person hot tub.

The Territorial is a three bed/bathroom, which comfortably sleeps 6 adults and also has a foldout couch in the entertainment room to host 2 more guests.

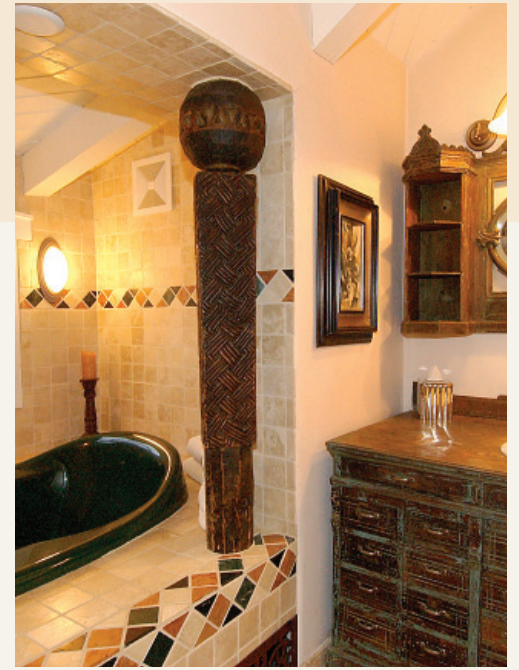
Accommodation Details:

- 3 Bedrooms
- 3 Bathrooms
- Full Kitchen
- Entertainment Room w/ WiFi
and satellite television
- 1 Full-Sized Pull-Out Couch
- Sundance Hot Tub



the TERRITORIAL









the CHICKEN COOP

As the name implies, the site was the actual location of the chicken coop, which serviced the residents Taos Territorial house in the late 1800s. Today, on the adobe walls are original to the coop. It was restored in 1998 by highly-acclaimed designer, Leslie Fay.

The Chicken Coop is an open-area floor plan with 20 foot high ceilings and tall floor-to-ceiling windows that look out onto Taos Mountain. It is spacious, but comfortable. It has 1 bed and 2 foldout couches, it could host a small family, two couples or even serve as a studio for a visiting artist. Like the other residences, it has its own private hot tub, which is enclosed within the walls of the landscaped patio. One standout feature of the Chicken Coop is it's natural stone steam room and shower, perfect for unwinding after a long day on the slopes.

Accommodation Details:

Open-Air Studio Layout

1 Bedroom

2 Bathrooms w/ Steam Shower

Kitchenette

Entertainment Room w/ WiFi

and satellite television

2 Full-Sized Pull-Out Couches

Hot Tub





“ ...THE ENTIRE COMPOUND WAS
FUN AND FULL OF CHARACTER.

Caroline, Houston, TX
VRBO Review



the CASITAS

WAGNER A & WAGNER B

Hand painted by Taos artist Jim Wagner, the casitas surround guests with local art and culture. Constructed with 18-inch thick adobe walls in 1875, the casitas have maintained their authentic New Mexican heritage.

The Wagner Casitas are essentially one building with two units. The optional connecting door provides guests the flexibility to be used as one unit or two separate units. Additionally, each unit has a private courtyard with its own private hot tub.

Each Wagner Casita is 450 square feet of "apartment style" living space, containing a kitchenette, bedroom and living room. Each casitas apartment layout will comfortably sleep one couple or a couple with a small child.

Accommodation Details for each Casita:

1 Bedroom

1 Bathroom

Kitchenette

Entertainment Room w/ WiFi

and satellite television

Hot Tub

LAY OF THE LAND

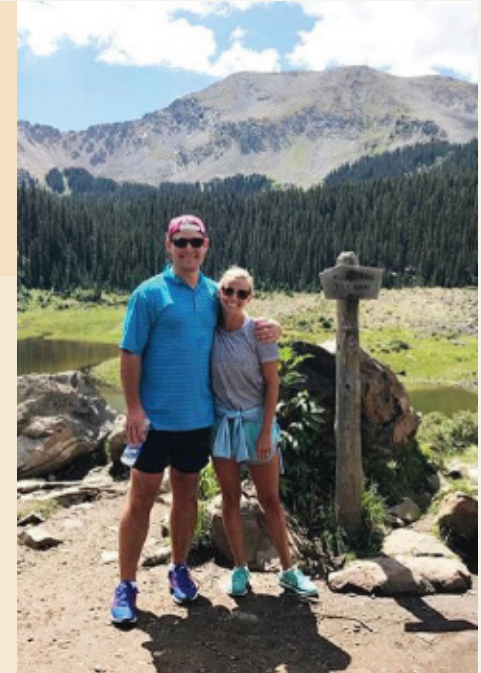
Taos Country is located in the north-central region of New Mexico in the foothills of the Sangre de Cristo Mountains, which translates to “Blood of Christ.” These mountains make up the southernmost subrange of the Rocky Mountains. The town of Taos was established in 1615 by Spanish Colonists. Taos Ski Valley was set up in 1956 and the Gorge Bridge was finished in 1965.

Unlike most destinations, Taos has no seasonal constraints. The Taos mountains, Rio Grande and Carson National Forest provide many opportunities for recreation all year round. Make the most of summer with rafting, hiking, fishing, hot air ballooning, mountain bike riding, shopping the farmer’s market. Visit in the winter for a dip in the natural hot springs, skiing, horseback riding, snowshoeing, ice skating, ice fishing and snowmobiling.

Taos has many natural wonders including the Rio Grande Gorge, Wheeler’s Peak and William’s Lake. It is also home to the Taos Pueblo, which is one of the oldest continuously inhabited communities in North America and is designated both a World Heritage Site by UNESCO and a National Historic Landmark.

Taos is home to more than 80 art galleries which feature some of the most stunning work in southwestern art. Visit one or all three art museums in Taos - Harwood Museum of Art, Taos Art Museum and Millicent Rogers Museum. R. C. Gorman, Georgia

CARSON
National
Forest



O’Keefe and Agnes Martin are a few among many 20th-century Taos artists whose work can be found in these collections. The rugged mountains around Taos appear frequently in O’Keefe’s paintings, and are still known to many locals as “O’Keefe country.”

The Taos Territorial is just one of the more than twenty sites on the National Register of Historic Places. Other sites are homes of historical figures or renowned artists, like Governor Charles Bent and frontiersman Kit Carson.

In January 2018, it was notably named “Top 30 Hot Cities to Visit in 2018” by *Trip Advisor*. In 2017, Taos was named to the third spot on *U.S. News & World Report’s* Best Winter Vacations list just behind Prague and Vienna. *Travel and Leisure* magazine named the town one of the “World’s Prettiest Mountain Towns.” There are endless opportunities for adventure, culture and history in Taos. With Louis Bacon’s purchase of the Taos Ski Valley in 2013, we look forward to the continued growth and development for years to come.

LOCATION, LOCATION, LOCATION

Seated where the high-desert meets the Rockies, Taos occupies an ideal location for residents of the southwestern United States. In comparison to the neighboring Colorado Rocky Mountains, Taos is a close drive for residents of Texas, Oklahoma and California. It is also a short flight into Santa Fe Regional Airport (69 miles) or Albuquerque International (133miles). Unlike other large Colorado hubs, Taos is uniquely accessible and still remote from large tourist crowds.



TAOS, NEW MEXICO

POPULATION

Town of Taos - 6,000

Taos County - 34,000

Taos County - 1,444,480 acres

Density - 9.8 persons per square mile

ELEVATION

Town of Taos - 6,967 feet

Taos Ski Valley (base) - 9,207 feet

Wheeler Peak (highest point in New Mexico) - 13,161 feet

Kachina Peak lift (highest in New Mexico) - 12,481 feet

WEATHER & CLIMATE

Semi-arid continental climate

Town of Taos - 35 inches snow/year

Taos Ski Valley - 321 inches snow/year

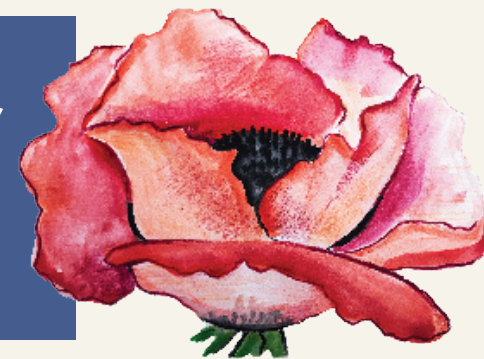
Annual Avg High 64°F

Annual Avg Low 30°F

285 sunny days a year in Taos

“ TAOS HAS IT ALL,
365 DAYS A YEAR.

Robert Nightingale,
www.bestplaces.net





GROWTH & OPPORTUNITY

Founded in 1955, Taos Ski Valley has been a destination for the beginner and advanced skier. In 2008, the valley welcomed snowboarders to join the fun. With 13 lifts and 110 runs, the Taos Ski Valley a skiers paradise.

In 2013, Taos Ski Valley was purchased by New York hedge fund owner Louis Moore Bacon. The Forbes tycoon has made many welcome changes and advancements that have pushed the ski valley to new heights. The most notable improvements are the 80-room Blake Hotel with new restaurants and shopping, the opening of the Kachina Lift at Kachina Peak (12,481 ft.), a renovation of the pedestrian village and plaza and greater cell coverage of the mountain. In 2018, a plan was approved for two high-speed quad chairlifts at the base of the mountain. The lifts will be in operation for the 2018-2019 ski season. The additions have provided more comforts for guests and will have a long-term impact of the success of the mountain.

This year, after almost 25 years of deliberation, Taos expanded the municipal airport's runway by 3,000 feet. The \$26 million project has increased plane traffic and safety and is a boom for tourism and economic development. The airport will secure small, commercial flights within the next one to two years. The goal is to connect commuter flights through larger hubs, like Denver, Albuquerque and Dallas, to help attract national and international travelers. The plan is a critical move in the tourism sector as an airport is the lifeblood of a community for growth and will secure Taos visitors for many, many years to come!

“...AN AMAZING
MELDING OF CULTURES
AND A LAID-BACK VIBE...”

Brooks Thostenson,
co-founder of Taos Mountain Energy Bars



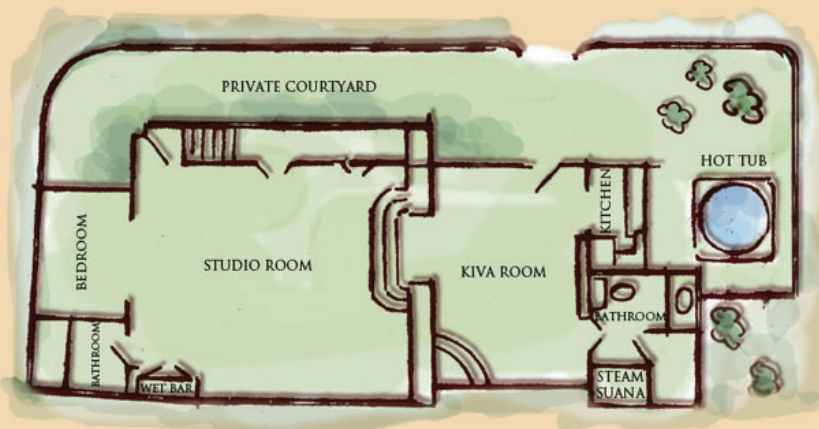
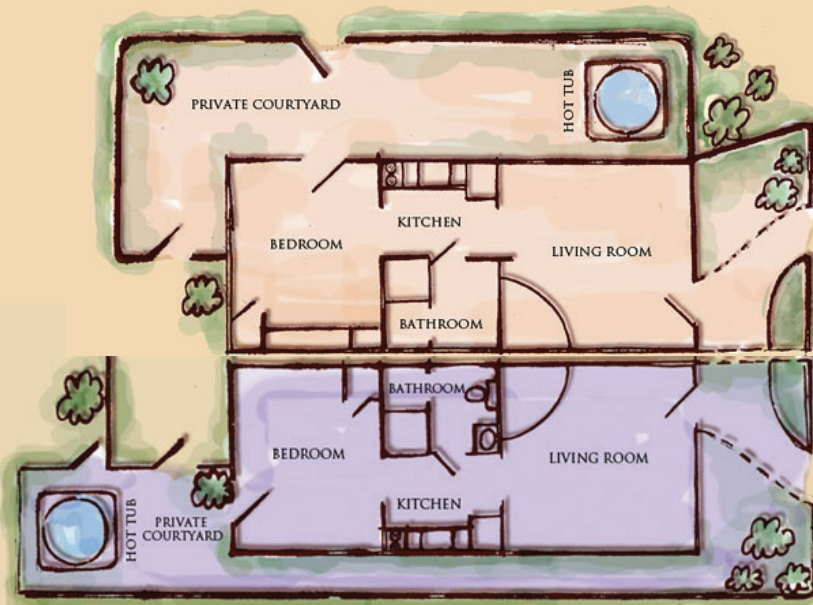
GROWTH TIME LINE

- 1955 Taos Ski Valley founded
- 2008 Allow snowboarding at Taos Ski Valley
- 2013 Louis Moore Bacon purchases Taos Ski Valley
- 2013 - 2017 Renovation of Taos Ski Valley Village, add new restaurants and shops, increase cell coverage, improve snow-making equipment
- 2016 Lengthen the Taos Municipal Airport runway by 3,000 feet
- 2017 Opening of The Blake Hotel (80 room occupancy)
- 2018 Add two high-speed quad chairlifts
- 2020 Projected introduction of commercial airline



FLOOR PLANS





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