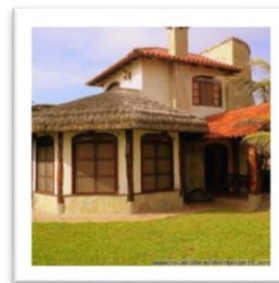


Puerto Cayo Oceanfront Estate



Ecuador Beachfront Property

Summary Sheet

OVERVIEW

Listing page	ecuadorbeachfrontproperty/puertocayoestate.html	
Price	\$900,000	All furnishings included
Year house was constructed	2009	
Location	Puerto Cayo	Beach Front
Number of bedrooms	3	
Number of baths	3.5	Plus separate outdoor full bath
Number of stories	2	

PROPERTY MEASUREMENTS

Lot dimensions	60m x 45m (645 ft wide x 484 ft deep)
Lot size	2,700 sq m (29,063 sq ft or 0.67 acres)
Outside dimensions of House	20m x 12m
Enclosed area of House (approx)	400 sq m (4,300 sq ft)
Outside dimension of Guest suites	16m x 10m
Outside dimensions of Caretaker/guest house	16m x 10m

LAYOUT

1st level: Living/dining room, kitchen, 2nd living room, social bath
 2nd level: Master BR with full bath; 2 guest BR w/ 2 full baths; large covered, oceanview balcony
 Guest house with 2 bedrooms and 2 baths
 Caretaker house 2BR\2BA

HIGHLIGHTS

Spacious oceanview terrace	2BR/2BA guest suites	Direct beach access
Fully equipped country kitchen	2BR/2BA caretaker house	Manicured gardens
Rustic elegance decor throughout	Swimming pool	Back-up generator
Hand crafted hardwood furnishings	Outdoor entertainment area	Water filtration system
Custom hardwood cabinetry & doors	Outdoor full bath	On-site well
Seven (7) A/C units	On-site caretaker	Volley ball court, soccer field
Four (4) Sony flat screen TVs	Outdoor covered dining area	Wall around entire lot
Washer/dryer	Workshop/storage	Covered parking
Wifi internet, Direct TV	Electric hot water heater	Additional parking area

EXPENSES (approx.)

Annual property taxes \$250/yr
 Electricity \$60-\$140/mo depending on AC usage
 Water comes from on-site well
 On-site caretaker \$345/mo

