



This 3BR/2BA beach cottage is equipped with everything you need to move in or rent, down to the silverware and linens. Not too close to the beach that it will require all the usual sea salt maintenance, but close enough to walk there in less than 3 minutes!

This modern beach cottage has 3 bedrooms and 2 full baths and is located in the friendly fishing town of San Clemente, less than 3 minute's walk from the beach and only minutes away from the town's restaurants and small shops. Ready for immediate move-in or as a rental property. The home features 1,460 sq ft (135 m2) of living space and shares a property with other seven other cottages over an area of 1,302 sq meters (14,014 sq ft). No HOA dues. The home comes fully furnished and features a covered porch and an adjacent workshop/hobby room. Recent upgrades include additional kitchen cabinetry and high-quality vinyl windows throughout. **LIVING AREA & KITCHEN** The living room of the house is classy, functional, and a comfortable space to have friends come over! The living room features comfortable, quality wood furnishings including a 4-piece living room set and a matching dining table with 6 chairs. The kitchen comes fully equipped with refrigerator, four-burner gas stove with hood vent, microwave, coffee maker, toaster, blender, wine rack, as well as complete sets of pots and pans, Corelle dishware, and quality silverware. **THE BEDROOMS** The beach cottage has three bedrooms and two full baths. The master bedroom features a king bed, with air conditioning, 24" flat screen TV, lounge chairs and large, sliding glass doors that lead to a spectacular secret garden with a private, covered shower. The master also has a full ensuite bath. The second bedroom has a queen bed, AC, and closet. The third bedroom is currently used as an office and has an armoire, wooden desk and office chair, and AC. **STORAGE/WORKSHOP:** Adjacent to the covered front porch is a spacious workshop with cabinetry, a tool bench with tools among other handy-to-have items. This shop space or hobby room has double, screened doors. **OTHER DETAILS:** The house is being sold completely furnished, down to linens and silverware. It is ready for immediate move-in or as a rental property. Internet and cable TV are available. No HOA dues. Conveniently located within a 3 minute walk to the beach or to restaurants and shops as well as to the bus stop going into the cities of Portoviejo, Manta, or Bahia. No owner financing available. Contact us to schedule a viewing!

BASE INFORMATION:

Bed	: 3
Bath	: 2

LAND INFORMATION:

Square feet	: 1460
Lot Size	: 1990

BUILDING INFORMATION:

House Style	: Modern
Number of Floors	: 1
Floor area (Lower)	: 1000
Floor area (Total)	: 1000

CONVENIENCE:

General Amenities: Wifi Internet,Storage area,Separate Workshop/Storage ,Security Walls,Pet Friendly,Furnished,Connected to City Water,

Appliance Amenities: Washing machine,Refrigerator,Microwave,Gas Range/Oven,On Demand Gas Hot Water Heater,Air conditioning (split unit),220V outlets,

Energy Savings Amenities: Gas Stove,Gas Hot Water,

Exterior Amenities: Wall/Fence,Covered Patio,

Interior Amenities: Window Coverings,Tile Floors,Skylights,Open

