



Located on a corner lot just steps from the beach and close enough to hear the waves break, is this very unique 2-story 2,474 sq ft home + bar/restaurant.

In the laid back beach town of Canoa, 2 blocks from the beach, you will find a recently renovated home that was previously operated as a family-run bar and restaurant known as Cafe Flor. First Floor The first level is open and airy with 1,237 sq feet (115m2) of living space. It features a wet bar, dining area and commercial size kitchen. The main living area has inset tile floors and wood beam ceilings. There is a custom-built hardwood bar complete with barstools. Behind the bar is granite counter with stainless steel sink and running water. Above is a liquor shelf with stemware rack. The kitchen is bright with new tile floors and walls. The center work bar has open cabinets for easy access and plenty of counter space. A storage bodega/pantry area is located between the kitchen and bar area. your cooking area is doubled as the kitchen extends outdoors and is complete with a BBQ grill and granite counter on one side, tile counter and stainless triple sink with running water on the other side. The laundry room, second bathroom and cistern room/pump house are located at the back of the house. Access is by separate door on either side of the property. The 3 piece bathroom consists of a shower, sink and toilet and is fully functioning, however will need to be completed. The staircase leading to the second level is enclosed, with a door that can be locked keeping the living area private from the restaurant. Second Floor The Second floor serves as living quarters. It has 1,237 sq ft (115m2) of mostly open living space, with open beam ceilings and drop ceiling fans. The beautiful floors are of a local wood known as Samango Wood. French doors lead to bedroom/sunroom, where the window lends a view towards the beach. The bathroom has new tile, a new vanity with vessel sink and walk-in shower. An exterior door off the main living area leads to a small landing that has stairs which lead to the back yard. A pet gate has been installed at the top of the stairs. The Yard The custom entry door leads you from the great corner location into a beautiful private setting with a living Bougainvillea, grape and rose privacy fence. The outside patios have built in dimmable lighting and plenty of room for tables and chairs or hammocks. The back yard has grass and a double gate entry on the side for a vehicle. A banana tree and other tropical blooming plants compliment the yard. The back fence is 3 meters tall built of brick, the side fence is 3-meter bamboo privacy fence. This home comes partially furnished. Internet and cable TV are available. Connection is to city water, although truck delivery may be necessary at times. This property has a private water cistern

BASE INFORMATION:

Bed	: 1
Bath	: 2

LAND INFORMATION:

Lot Size	: 2152
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BUILDING INFORMATION:

House Construction	: post & beam
Exterior Finish	: cement and wood
Built on	: 2003
Remodeled on	: 2015
Number of Floors	: 2
Floor area (Main Level)	: 115
Floor area (Upper)	: 115
Floor area (Total)	: 2475

CONVENIENCE:

General Amenities: Wifi Internet,Storage area,Road Access,Pet Friendly,Connected to City Water,Cable TV,Below-Ground Cistern,

Exterior Amenities: Wall/Fence,Tiki Bar/Wet Bar,Outside Kitchen,Exterior Lighting,Covered Patio,

Interior Amenities: Tile Floors,Overhead fans,Open Concept Floorplan,Laundry

and the water pump is new. A new septic has recently been installed and rain gutters added. This property was inspected after the April 2016 earthquake and received a GREEN sticker indicating that it did not sustain any structural damage. NOTE: There is no plumbed hot water.

Property History				
Date		Event	Price	Source
2015-01-01		Remodeled	\$ 0.00	
2003-01-01		New Construction	\$ 0.00	
Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2014	\$ 25.00	0.00 %	\$ 0.00	0.00 %

Room,Kitchen Pantry,Hardwood Floors,Granite Countertops,Furnishings,
Landscape Amenities: Lawn,Landscaping,