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San Vicente, MANABÍ

A stunning waterfront oasis with tropical gardens, swimming pool, guest house, workshop, oceanview balconies and terrace. Comes fully equipped with furnishings.

This gorgeous, turn-key property was built in 2011. A swimming pool with fountain was added to the property in 2016. The property sits on a 8,800 sq ft lot on the outskirts of San Vicente, across the bridge from Bahia de Caraquez and only an 8 minute drive to the surf town of Canoa. A major shopping center with a grocery store is less than a 10 minute's drive by car or bus. This unique property consists of: Main House with two bedrooms and two baths plus a large rooftop terrace (1,800 sq ft enclosed plus the 820 sq ft terrace); Guest House with 1 bedroom/1 bath (330 sq ft); and Workshop/Storage Room with two rooms, sink and toilet (200 sq ft). Tropical gardens, swimming pool, direct access to the ocean Main House The main house has approximately 1,800 sq ft of living space across two floors plus an additional rooftop terrace. The first floor features an open floorplan with living room, dining room, and kitchen. The kitchen comes equipped with appliances, hardwood cabinetry, and marble countertops. The living and dining area have custom wood sliding doors that open to the gardens and fresh waterfront breezes. The ground level also has a guest bedroom equipped with a double bed, window coverings, AC, and overhead fan. The second level opens to a large master suite with superb bay and ocean views. The master suite includes a bonus sitting room/office with built-in bookcases, a queen size bed, AC, overhead fans, large walk-in closet, and an oceanfront balcony off the bedroom and sitting room. The master bath is spacious and brightly lit and features a walk-in shower and bathtub. The rooftop terrace on the third level provides an additional 820 sq ft of living space and offers stunning views of the ocean, bay, and skyline of Bahia. The back end of the rooftop terrace has a laundry area that could be readily converted into an outdoor kitchen. At the top of the stairs to the rooftop terrace is a medium-sized fridge for easy access to cold beverages for entertaining and sunset happy hours. Guest House The guest house sits adjacent to the main house and has 330 sq ft of living space with 1 bedroom, 1 bath, a living area, and kitchenette. The bedroom has a queen sized bed, AC, and overhead fans. The bath has a walk-in shower. Storage/Workshop The storage room/workshop has two rooms totaling 220 sq ft, one of which is equipped with a sink. The Grounds The property is fully walled and is accessed off the road connecting Bahia and Canoa. This highway has a partitioned bike lane. As you enter the property from the road, you are greeted with a driveway lined with lush, tropical vegetation. At the bottom of the property there is a second

BASE INFORMATION:

Bed	: 3
Bath	: 3
Living Areas	: Downstairs living room, master bedroom study, roof

LAND INFORMATION:

Square feet	: 2500
Lot Size	: 8800

BUILDING INFORMATION:

House Construction	: Reinforced concrete
Exterior Finish	: Stucco
Roof	: Tile
Flooring	: Wood
Built on	: 2011
Number of Floors	: 2
Floor area (Lower)	: 900
Floor area (Main Level)	: 900
Floor area (Upper)	: 820
Floor area (Total)	: 1

CONVENIENCE:

General Amenities: Wifi Internet, Separate Workshop/Storage, Security Walls, Pet Friendly, Oceanview Balcony, Guest House, Furnished, Connected to City Water, Below-Ground Cistern, Back up generator,

gate providing direct water/beach access. There is room to store kayaks, wave runners, or other water toys. The lush landscaping creates a colorful oasis environment for escaping and relaxing. There are innumerable flowering plants, several species of palm trees, in addition to lime trees and mature cacao plants. The swimming pool was recently added and completes this waterfront oasis. Other Features of this Turn-Key Property Large water cistern connected to city water Whole house UV water filtration system for safe, potable water Alarm system with wifi cameras, spot lights Back up generator for emergency power Whole house surge protector House is sold completely furnished Long-time and beloved caretaker Ramon available to continue working to maintain the property, pool, and grounds Be sure to look through all of the photos of this property in the slideshow at the top of this listing! We look forward to hearing from you with any of your questions or to schedule a showing of this one-of-a-kind property.

Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2017	\$ 100.00	0.00 %	\$ 0.00	0.00 %

Appliance Amenities: Washer/Dryer,Refrigerator,Microwave,Gas Range/Oven,Gas Hot Water Heater,Air conditioning (split unit),
Energy Savings Amenities: Gas Stove and Oven,Gas Hot Water,
Exterior Amenities: Wall/Fence,Tropical Gardens,Swimming Pool,Rooftop Terrace,Outside Kitchen,Open Balcony,Exterior Lighting,Direct Beach Access,
Interior Amenities: Window Coverings,Water Filtration System,Walk-In Closet,Overhead fans,Marble Countertops,Linen closet(s),Laundry Room,Kitchen Hood Vent,Hardwood Floors,Furnishings,Bathtub,Air Conditioning,
Landscape Amenities: Tropical Gardens,Landscaping,Fruit Trees,
Security Amenities: Security Cameras,Security bars/shutters,Motion Lights,Burglar Alarm,