



## San Clemente, MANABÍ

New to the San Clemente market – this three bedroom/two bath home is located on the Malecón facing the Pacific Ocean with access to a beautiful sandy beach directly across the street. In addition to the home there is a large separate building that is currently being used for an office and storage.

This home is located an easy five minute walk to the center of San Clemente where you will find all of the conveniences of a small beach town; shops, pharmacies, numerous restaurants & bars, a coffee house, bus stop, dentist and doctor's office, etc. There is a bakery located across the street from the home and fishermen bring in their boats daily offering fresh catch at great prices. Interior – There are high ceilings and large windows throughout the home and two skylights for natural lighting in the hallway and one of the bathrooms. You can hear the ocean waves from the living room, dining room and kitchen all connected via an open floor plan. The spacious kitchen features solid wooden cabinets and storage, finished countertops and a built-in bar that flows into the dining room. The dining room will accommodate a large table and eight chairs plus china cabinet. The living room is adjacent to the dining room with plenty of room for a couch, loveseat and television. All three bedrooms and both full bathrooms are located off the hallway leading to the rear of the home. The bathrooms are tiled and have spacious showers. The bedrooms feature built in closets and room for a Queen or King Size bed. Your beach home will easily accommodate six people or add bunk beds and triple your guest list. There is extra storage space above the built in closets in every bedroom. Exterior – There are privacy walls surrounding the home encompassing the 200 Square Meter lot, a single door entry plus two sets of large gates for private vehicle parking including a covered car port. The front yard has concrete tile, built in drainage with a flower bed and lots of room for entertaining. A tiled front porch extends the entire width of the home and outdoor lighting is in place. There is an outdoor shower and storage space for your beach chairs and toys. **BONUS – Viewing Terrace** - there is a staircase located next to the carport that leads to a wonderful covered terrace that overlooks the Pacific Ocean. You can take in the beautiful views and enjoy the breeze while entertaining or relaxing in hammocks. A separate building is located at the rear of the property within the privacy walls. It is currently being used for an office and storage space. This building could easily be converted to additional living space, a workshop, art studio, or

### BASE INFORMATION:

Bed	: 3
Bath	: 2

### LAND INFORMATION:

Square feet	: 1000
Lot Size	: 2000

### BUILDING INFORMATION:

House Construction	: Concrete and Masonry
Roof	: Fiber-cement
Number of Floors	: 1
Floor area (Lower)	: 1000
Floor area (Main Level)	: 1000
Floor area (Total)	: 1000

### CONVENIENCE:

**General Amenities:** Security Walls, Elevated Water Storage Tanks, Below-Ground Cistern, Connected to City Water, Access to Electricity, Road Access, Parking Garage, Storage area, Oceanview Balcony, Pet Friendly, Separate Workshop/Storage, Wifi Internet,

**Appliance Amenities:** Gas Cooktop,

continued to be used as an office and storage space.

Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2018	\$ 45.00	0.00 %	\$ 0.00	0.00 %

**Exterior Amenities:** Open Balcony,Outdoor shower,Garage,Wall/Fence,Covered Patio,  
**Interior Amenities:** Marble Countertops,Window Coverings,Overhead fans,Open Concept Floorplan,Skylights,  
**Security Amenities:** Security bars/shutters,