



San Clemente, MANABÍ, North End near The Point

SALE PENDING ---- This dream home has received meticulous attention to detail both inside and out and provides a turn-key solution for someone looking to move right in to their own private Eden by the sea.. We have included many photos with this listing (it is a very photogenic property). Please be patient as they load in the slideshow above. This 1900 square foot (interior) 3 Bedroom, 3.5 Bath home also has 1050 square feet distributed between multiple terraces and balconies. This gem is completely engulfed in lush gardens, fruit trees, coconut palms, and includes a luxurious outdoor floating bed, elegant pool area, and welcoming social gazebo complete with a custom stainless steel grill. Sleeping accommodations include double master suites and even the third bedroom that has its own ensuite bath. This tropical garden oasis is perfect for those who plan to have visitors from time to time, or even as a boutique B and B. There is a perfect dipping pool with jacuzzi jets and handcrafted waterfall that highlights the oasis feel of the entire property. The rooftop terrace features an open view to the Ocean in the west and tropical dry forest covered hills to the east. Built on two combined lots, the grounds are ample and spacious and are surrounded by a 10 ft. privacy/security wall that really allows you to relax in your own space. Located just a block back from the beach, this property is comfortably set-back from the intensity of the wind and seabreeze that you find right on beach. Just a one minute walk from the beach, it is very convenient when heading down to get some time in with the sun, sand, and waves. The interior of the home is elegantly decorated and is open and spacious. The entire bottom floor is open and the kitchen, dining room, and living room make a wonderful social environment for time spent with family and friends. This property is full of value for someone looking to soak-in warm days in their own personal garden paradise nestled into a small laid back town on the Pacific Ocean. Furnishings are included. Please see the inventory below for details on all of the appliances, furnishings, tools, and other items included in the listing price. The home also comes with a private electric transformer that stabilizes electrical voltage even when there is variation in the nearby electrical network. Please click here to contact us with any questions. House Inventory Inclusions Appliances: Refrigerator 5 burner gas stove/ electric oven Microwave Washing machine and propane dryer. Vacuum cleaner Air conditioners (4) w/remotes - All bedrooms, kitchen and living room. 2 Propane on demand hot water heaters Pool w/ jacuzzi jets City water / extra large

BASE INFORMATION:

Bed	: 3
Bath	: 3.5
Living Areas	: Living Room, Dining Room, Open Terraces

LAND INFORMATION:

Land	: Fee Simple
Holding Type	
Lot	: 131 ft. x 65 ft. (40 meters x 20 meters)
Total acres	: 0.2
Square feet	: 2995
Lot Size	: 8611

BUILDING INFORMATION:

House Style	: Custom single family home
House Construction	: Steel reinforced concrete structure
Exterior Finish	: Stucco
Roof	: Tiled Rooftop Terrace
Flooring	: Tile
Built on	: 2012
Remodeled on	: 2018
Number of Floors	: 3

cistern / septic system General Features: All new window treatments throughout. Extensive easy to manage landscaping with graphic artwork around the gardens. Covered patio off the living room. Electric landscape lighting throughout the gardens. Awnings around the exterior of the house. What's included... All linens and towels All window coverings Ceiling fans (7) All Ceiling Light fixtures Kitchen: Pots & pans Dishes, glasses and cups Silverware and cooking utensils Living Room: Sofa Sectional Recliners (2) Sofa Table Coffee Table End Table (1) Throw Pillows Dining Room: Table W/ 6 Chairs Credenza Kitchen Island Bar Stools W/Pads (4) Bedroom #1: Queen Size Bed Queen Mattress (New) Night Tables (2) Side Accent Chair Built in Wardrobe EnSuite Bathroom (Remodeled) Bedroom #2: King Size Bed King Size Mattress (New) Night Tables (2) Side Chair Chest of Drawers Built in Wardrobe EnSuite Bathroom (Remodeled) Bathrooms all remodeled. Lounge / Possible 3rd Bedroom: Sofa & Loveseat Coffee Table Accent Chair Side Table Wardrobe Units (2) Ensuite Bathroom (Double Sinks) Outdoor Gardens: Built In Stainless Steel BBQ W / Utensils Built in Cabinets with Countertops Covered Outdoor Dining / BBQ Structure Dining Table (6 Chairs) Natural Wood Bench Swinging Day Bed W/ Cushions and Pillows Pool Pump House: Pool Pumps (2) U.S. Made All Pool Accessories and Flotation Apparatuses Bodega: Large Capacity (60Hz) Generator (Whole House) Total House Power Surge Protection System Total House Water Filtration System (UV / Filter / Charcoal) Emergency Lighting in Bodega Misc. Tools Extra Large 27 Cubic Meter Cistern (27,000 Gallons) Pressure Tank W / Pump Various Interior / Exterior Touch Up Paint Plenty of Storage Above the Bodega Garage: Ladder (1) Wheelbarrow Assorted Garden Tools Propane Gas Tanks (4) Outdoor Bathroom / Laundry Room (Remodeled in 2018)

Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2018	\$ 111.52	0.00 %	\$ 0.00	0.00 %

Floor area (Total) : 3057

CONVENIENCE:

General Amenities: Wifi Internet,Storage area,Separate Workshop/Storage ,Security Walls,Satellite Dish,Road Access,Pet Friendly,Parking Garage,Oceanview Balcony,Furnished,Connected to City Water,Cable TV,Below-Ground Cistern,Access to Electricity,

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

Energy Savings Amenities: Gas Stove and Oven,Gas Stove,

Exterior Amenities: Wall/Fence,Tropical Gardens,Swimming Pool,Rooftop Terrace,Outdoor shower,Open Deck,Open Balcony,Gazebo,Garage,Exterior Lighting,Covered Patio,

Interior Amenities: Window Coverings,Water Filtration System,Tile Floors,Overhead fans,Open Concept Floorplan,Granite Countertops,Furnishings,Air Conditioning,

Landscaping Amenities: Tropical Gardens,Landscaping,Fruit Trees,