

CALLE DEL MIRADOR #24 - \$649,000 USD ROSE

3 BDRMS, 3.5 BATH, FURNISHED, 2 LEVEL IN VISTA DEL LAGO

Enjoy sharing this spacious home with family and friends! From the entrance, the wide stone walkway showcases the cactus garden to the ornate wrought-iron gate doors into the Grand room, just past the wall water feature – open concept kitchen, living room and dining area all under a high domed brick ceiling with recessed lighting. All offering terrace, golf course, lake & mountain views from the wall of sliding glass doors. The 2-level home allows for you to live on one floor with its master suite, mere steps away to the terrace, a huge bathroom with a corner walk-in tub, his n' hers walk-in closet. Gourmet kitchen with stainless appliances, tons of storage, pantry, granite countertops, and three inviting bar stools. Office/den overlooking the cactus garden. Accommodate others on the lower level. Down a wrought-iron staircase is a game room with pool table, two guest bedrooms, en-suite bathrooms, TV room and walk-out to terrace with hot tub, saltwater pool, Jacuzzi and landscaped garden. **SOLD AS TURN-KEY!**

FEATURES

MLS RC20RR5783

Lot: 839 m2—9,031 sq. ft.

Const: 589 m2—6,340 sq. ft.

Showing Terms: Appointment

Selling Terms: All Cash

Appliances: Dish Washer, Garbage Disposal, Clothes Dryer, Clothes Washer, Freezer, Microwave, Oven, Stove, Refrigerator

Other Rooms: Den/Family Room, Studio/Office, Separate Laundry, Pantry, Bodega

Utilities: 220v Electrical, Laundry Hook-up, Municipal Sewer, Purification System, Septic Tank, Well, Solar electric system

View: Lake and Mountain

Fees Approx: \$200.00 usd / \$4,500.00 pesos / Quarter

Fees Include: Common Maintenance, Garbage, Street Lighting, Water, Security

Property Tax: \$245.33 usd approx. / 5,529.00 pesos / Annual

More Features:

- Walled & Private
- Carport for 2 large vehicles w/automatic gate opener
- Solid, quality construction & lighting
- Skylights throughout
- Boveda ceilings
- Separate laundry
- 16 solar panels for electricity, 10 for pool
- Bodega & golf cart storage
- Direct access to Chapala Golf & Country Club!



Information provided is not official and is subject to unintentional error and /or omission.



RAUL GONZALEZ
Bus: (376) 766-4530 & 4540 Cell: 331-437-0925
Email: raulrealtor@gmail.com

Website: www.LakeChapalaRealEstate.com

