

# CARR. CHAP-JOC#519 INT . 40 — \$385,000 USD GARDNER

## **3 BDRMS, 2 BATH , FURNISHED , 1 LEVEL IN LOS SABINOS, AJIJIC**

Beautiful One Story Home with Lake & Mountain views in Los Sabinos; Open-concept Living & Dining room with Boveda ceiling; Gorgeous integrated Kitchen with granite counter top under a beautiful dome brick ceiling with indirect lighting; Boveda ceiling in Master Bedroom with view of Lake Chapala; with large patio doors; Magnificent covered patio with 180 degree views for relaxation; Courtyard fountain; This House has a lot of Skylights (One in each Bathroom, One in the Hallway, Three Full Bedrooms: (1) Master Bedroom with En-Suite with large walk-in closet & Shower; (2) Guest Bedroom and (3) This bedroom is being used as an office & pantry. There's Ceiling fans Throughout the home; Two Car Covered Carport; Washer and Dryer; Bodega (Storage Area); One side gated entrance (gardener does not need to go through the house); Purified Water and UV light for the Whole House.

This house has the chance to build a Mirador on top, because is located in the last street of the complex and you have no neighbors on your back, it has already the spiral ladder already to access and the flooring is done.

Club house has common pool, Gym, Hot Tub, BBQ area and entertainment area.

## **FEATURES**

### **MLS CAR6333**

**Lot:** 498 m2 - 5,360 Sq.Ft. Const: 240 m2 -2,583 Sq.Ft.

**Showing Terms:** Appointment

**Selling Terms:** All Cash

**Appliances:** Dish Washer, Microwave, Oven, Freezer, Washer, Dryer, Garbage Disposal, Basic Cutlery

**Other Rooms:** Separate Laundry, Bodega

**Utilities:** 110v Electrical, Laundry Hookup, Potable Water Municipal Water, Municipal Sewer, Aljibe/Cistern Well Reg. No. (on file)

**View:** Lake and Mountain

**Fees Approx:** \$7,533 pesos, Quarterly

**Fees Include:** Common Maintenance, Exterior Maintenance Security, Street Lighting, Garbage

**Property Tax:** \$1,900 PESOS , ANNUALLY

### **More Features:**

- Fountain
- Spiral ladder to the roof
- Ceiling fans in every room and terrace
- Chance to build a mirador



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](mailto:raulrealtor@gmail.com)

Website: [www.LakeChapalaRealEstate.com](http://www.LakeChapalaRealEstate.com)

