



Category: for sale

Price: \$380000.00

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## Basic Facts

Date added: 13/02/2016

Area size: 150

Lot size: 1250

Type: house

Status: open

Bedrooms: 2

Bathrooms: 3

Floors: 2

Built In: 2014

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## Description:

(Important! - WE ARE LICENSED REAL ESTATE AGENTS - Don't risk not being protected in Ecuador)

This is a 2 year old, 1500 sq ft (indoor living space) house with 2 bedrooms, 3.5 bathrooms.

### Summary Amenities:

- Gated beachfront community with pool, clubhouse & tennis courts
- City electric
- Beachfront lot
- Close proximity to town and amenities
- 45 minutes to nearest airport & high-end mall
- 10 minutes to nearest clinic
- 20 minutes from nearest hospitals

The home features custom marble flooring throughout the entire house (including stairs and closets) There is a 19 x 10 foot balcony off the second floor and patio on the bottom floor. The house has an accessible roof top terrace.

The sliding doors and windows are custom PVC and newly installed (July 2015).

The house has custom cedar cabinetry throughout. This includes American style toe-kick in the kitchen and master bath, pull out drawers behind cabinet door, drawers on sliders, adjustable shelving, wall to ceiling master bedroom wardrobes, custom built desk, custom built entertainment center and bar area for the media room.

The house has been freshly painted (Feb 2016).

Every room in the house has an ocean view.

The house is ready for security camera and equipment installation.

The cistern is oversized and will hold .1.5 truckloads of water. The water trucks have access to the cistern outside the security wall. The septic is North American style; you can flush your paper.

The house has a charcoal water filtration system for the entire house. In the kitchen a reverse osmosis and UV light system has been added for additional filtration. You can drink the water out of any faucet.

There is a one car oversized garage with a Craftsman electric door opener.

The electric in the house has been wired and grounded to U.S. standards. The house has a master shut-off breaker and is wired for the generator that will convey with the home.

Appliances convey. New pump and holding tank (Aug 2015). Gas on demand water heater for the house. Two U.S. sized Whirlpool refrigerators, Whirlpool washer and dryer (dryer is electric, but it is also set up for a gas dryer), new microwave, and gas stove.

The lot is 50 meters by 25 meters. There is 25 meters of beach front. The house is grandfathered in so it sits 25 meters from the water. New homes being built must be set back 50 meters. The ocean is a short 50 steps from your back door!

There is a 1 meter boulder beach wall the length of the property. The lot features 25 meters x 12 meters of pavers on the beach side, which is great for tables and chairs and entertaining. The yard has grass, palm trees, almond trees, and lots of flowering bushes. It is fully encompassed with a block and mortar 8 foot perimeter security fence. The fence is designed with one row of decorative block. A brand new (today) driveway entrance gate has been installed.

The house also has a 45 sq meter casita for guest quarters. This is new construction (Feb 2016). 15 sq meters is designated as a bodega for storage of lawn and garden equipment. The remainder features a full bathroom, sleeping and living area. The casita has an electric water on demand hot water heater. There is also a 220 wiring available for air conditioning. The casita is ready for your finishing touches.

The house is wired for Direct TV and already has the dish. The house has Interdatos internet and it can be transferred to the new owner to save the \$200 installation fee.

The house will be sold furnished. Two custom made beds, one California king soft side water bed (a California King mattress will drop right in) and one queen size, two desk chairs, (\$700 each), two custom made art workbenches, dishes, yard tools, bagging lawnmower (bought in 2015), propane gas tanks, full water jugs, and 2 cases of pilsner.

The truck will be sold with the house. It is a 2013 Chevy DMax 4 door, 2 wheel drive, 44 kilometers, one owner (bought new by us from Alvaro) and has been maintained and serviced according to the manufacturer schedule. The tires are less than 6 months old.

We currently have a lady who cleans the entire house for \$15. The fruit and veggie trucks come by two to four times a week (there are two separate trucks). The garbage is picked up weekly. There is also a drinking water delivery truck that comes through weekly.

HOA dues are paid for 2016 (\$825) and our 2016 home taxes will be paid next week or the week after because they weren't taking payments in January. Last year it was \$903 for the land and the house which we had them appraise the previous year.

#### Additional Information:

For additional information, photos and video, feel free to contact us. We have handled every aspect of relocation, investment, retirement and purchasing in Ecuador and are happy to assist you further regardless of if you choose to work with us.

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## Neighbourhood:

Puerto Cayo North: text/number

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## Features:

Features:



Amenities:



- ✓ cooling
- ✓ garden
- ✓ parking
- ✓ heated water
- ✓ Flush toilet paper?
- ✓ Furnished?

- ✓ tv
- ✓ wifi
- ✓ oven
- ✓ Washer/Dryer