

## 249K

Home for sale on leased land  
Rancho La Bufadora Baja Ensenada Mex

FOR MORE INFORMATION CONTACT:

BOBBY GARZA @ bobbygarza@mybajadreams.com

USA Phone (619)400-3220 Or Dial from States Side to Baja Ca. +52  
(646)108-5474 Website: <http://www.mybajadreams.com>

Approximately 1 hour south of Ensenada.

Your renewable land lease is for a term of 10 years, and the current lease is \$242.00 dollars per month paid through January 2024. A 10% discount is offered when paying 1 year in advance.

This turn-key, partially furnished, Home has two bedrooms, and one and a half bathrooms, including one outdoor shower, and an ocean-view patio with a jacuzzi. The area has a Mediterranean climate, with mild winters and summer temps in the 70s and 80s.

This house is located on leased land in Rancho La Bufadora, a gated community of primarily retired Americans. The land owners are the León family of Ensenada. They are a prominent and well-respected family and have owned the property for generations.

La Bufadora (the blow hole) is a Mexican national monument, spouting up to 100' into the air! Adjacent to the blowhole are lots of shops and restaurants. You can watch the blow-hole spout from your Cliffside home!

The home includes a golf practice area right behind the garage. There's also a real golf course in the area and a neighboring camp that has a pickleball court. All neighboring visitors are welcome.

## **Home Features:**

- Kitchen cabinets and granite countertops.
- Ceiling fans in all main rooms.
- Microwave, gas stove, kitchenware.
- King-size bed in the master bedroom, bunk beds in the second bedroom.
- Laundry room with storage and washer/dryer hookups.
- Oceanview patio/deck with a jacuzzi.
- Internet - local network available for \$25/month
- Spectacular views of the sunsets.
- Private setting.
- LPG tank.
- Large upgraded and oversized water system
- 110-volt water pressure pump.

Rancho La Bufadora has a boat ramp and a small sandy private beach about a six-minute walk from the house. Come and watch the gray whale migration from your windows or the patios! View spectacular sunsets! Huge windows overlook the ocean!

## **A TRUE PIECE OF PARADISE**

### **Surrounding Area**

- Lots of local shops and eateries in the area.
- Only a 1-hour drive into Ensenada where you will find lots of tourist attractions, shopping, world-class dining, and entertainment.
- Just down the road in a neighboring camp... Possibly the best stage theater in Baja with lots of local and outside talent with talented producers and directors.
- In this active community, numerous festivities include (but are not limited to) fishing, biking, hiking, kayaking, wine tasting in the Guadalupe Valley, bowling, bridge, etc. This is not only a retirement community, but

a bustling active lifestyle for the young at heart who can thrive in a moderate climate and a more relaxed way of life.