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270K

**House for Sale with Land Title
In Esteban Cantú 1-hour South of Ensenada in Punta Banda
Baja Ca. Mexico**

Very spacious with mountain and ocean views by the main road where you can find all the major markets and restaurants in the area. Pharmacy/Clinic Salon and Markets at walking distance. House was built in 1990 by the owner and has been occupied only by the owner. The home also includes an attached apartment that can be used as a rental with its own private entrance away from the main entrance to the home.

House features:

- Large outside terrace 25' x 27'
- 2nd terrace 7' x 27'
- Ramp with wheelchair access 24' x 4'
- Guest room 14' x 22' w/attached bathroom 8' x 3'5"
- Music room 14' x 23'6"
- Living room and entry 23'3"x 25'
- 2nd bedroom 16'3"x 18'3"
- 3rd bedroom 16'3"x 18'3"
- 2nd and 3rd bedrooms share bathroom 3'5"x8'
- Dining and kitchen are combined 16'9"x20'
- The home comes with 2 enclosed garages and 1 carport
- Swimming pool w/patio area

- Pila w/additional outside patio seating
- Double-sided propane heater
- Fireplace
- Comes with a furnished 1-bedroom apartment that may be used as a rental
- Under house completely enclosed on concrete slab storage unit
- City water with 2 large septic tanks

Located approximately 70+ miles South of the San Ysidro/Tijuana border, and 20 miles South of Ensenada. This Lot is located in a private guard gated community in La Jolla Beach Camp / Punta Banda Ensenada, Mexico.

Only a 45+ minute drive into Ensenada where you will find lots of tourist attractions, shopping, world-class dining, and entertainment.

A TRUE PIECE OF PARADISE

Surrounding Area

*Lots of local shops and eateries in the area.

* Only a 45+ minute drive into Ensenada where you will find lots of tourist attractions, shopping, world-class dining, and entertainment. Close to La Bufadora (blowhole) natural marine geyser.

* Just down the road... 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 to choose from

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.