



## La Jolla Beach Camp 80G in Baja Mexico

Exclusive Offer: Front House for **\$135K**, Back House for **\$90K**, or Both at a Special Rate!

### Beachside Property

Welcome to your dream home! This stunning property offers the perfect blend of comfort, elegance, and seaside charm. Located in a serene coastal neighborhood, this meticulously maintained front house and back house duo provide an unparalleled living experience.

### Front House

- Size: Approximately 1000 square feet
- Layout: Two bedrooms, two baths
- \$1295/year land lease fees

### Features:

- All new laminate flooring throughout
- Six-inch baseboard throughout
- Double pane vinyl windows throughout
- Ceiling fans in living room and both bedrooms
- Freshly painted interior throughout
- Brand-new curtains throughout
- Tongue and groove beamed ceiling throughout
- Newer mini-split heating/ac
- Brand new 5000L Pila
- Two new hot water heaters and a brand-new pump
- Hot water on demand unit for the casita and the washer in the garage
- Washer dryer included in casita
- Saltillo-tiled small back courtyard
- Large, Saltillo-tiled front yard
- Ocean view
- Situated next to an open field
- Fronted by a huge, colorful flower bed



- Iron and rock wall completely fenced in yard
- Partially furnished

### **Kitchen**

- Granite Countertops
- Newly painted soft-close cupboards
- Newer drawer and cupboard hardware
- Brand-new subway tile backsplash
- Gas stove
- Stainless steel Farmer's sink with pull-down faucet
- Brand-new stainless-steel French door refrigerator
- New lighting fixtures
- Floating wall shelves
- Six drawer hutches included

### **Front Bath**

- Fully tiled
- Walk-in shower
- Mexican floral sink

### **Master Bath**

- Fully tiled
- Walk-in Mexican tiled shower
- Sink

### **Master Bedroom**

- Full wall-sized closet with cupboards



## Second Bedroom

- Large sliding glass door leading out to courtyard
- Very light and bright

## Living Room

- Light and bright
- Large front windows with ocean view
- Vinyl double pane windows
- Six-inch baseboard
- New curtains and valence
- Matching dining table chairs
- Comes with dining table, chairs, desk, and sectional

## Back House

- Size: Approximately 900 square feet
- Layout: One bedroom, one bath
- \$1295/year land lease fees

## Features:

- Tile flooring throughout
- Some double pane vinyl windows
- Freshly painted interior throughout
- Arched doorway
- Tongue and groove beamed ceiling throughout
- Garage with a 3,450-gallon Pila—room to enlarge the house
- Two double gas tanks
- Saltillo-tiled small front courtyard with outside shower
- Synthetic grass side yard with view of open field
- Carport



- Fenced deck above carport with ocean view
- Situated next to an open field
- Fully fenced yard with security gate
- Iron and rock wall completely fenced in yard

### **Kitchenette**

- Granite Countertops
- Newly painted soft-close cupboards
- Newer drawer and cupboard hardware
- Gas stove
- Black Farmer's sink with pull-down faucet
- Brand-new stainless-steel refrigerator
- Kitchen island

### **Bathroom**

- Extra-large fully tiled
- Walk-in shower
- All Mexican tile

### **Master Bedroom**

- Full wall-sized closet with cupboards
- Ceiling fan

### **Living Room**

- Light and bright
- Large front windows
- Vinyl double pane sliding glass door
- Ceiling fan



**Surrounding Area:**

Plenty of local shops and eateries nearby. Including Pharmacies.  
Only a 45+ minute drive to Ensenada, offering tourist attractions, shopping, dining, and entertainment.

Close proximity to La Bufadora (blowhole) natural marine geyser.  
Nearby stage theater showcasing local and outside talent.

Active community with numerous festivities including fishing, biking, hiking, kayaking, wine tasting in the Guadalupe Valley, bowling, and bridge.

Don't miss out on this extraordinary opportunity to live by the sea.  
Contact us today to schedule a viewing!

