



Stunning Puerto Escondido Residence: \$395K, Includes Land Title, Spectacular Mountain & Ocean Views

General Information:

- Custom-built in 2012
- Fully furnished, including window treatments
- Entire home, interior and exterior, newly painted in October 2023

Bedrooms & Bathrooms:

- Three bedrooms, 2 baths
- Four-season sunroom
- Laundry room
- Roof-top patio

Entryway:

- Street entry door, four feet wide, extra-thick mahogany
- Tilted courtyard with fountain

Main Door:

- One-of-a-kind 10' X 8' tall mahogany main door
- Designer glass and Baldwin brand fixtures
- Custom-made main door protective cover for inclement weather

Bedrooms:

- Two larger windowed bedrooms with closets
- French doors opening onto the courtyard
- Ventless propane fireplaces in both bedrooms
- One bedroom currently set up as an office with mountain and Pacific Ocean views

Master Bedroom:

- Extra-large master bedroom with sitting area and wall-to-wall carpeting
- 16' wide by 8' high pocket door opening onto tilted covered patio facing Ensenada Bay
- Stand-alone 5' x 9' window providing mountain and Pacific Ocean views
- En suite bathroom with ceramic tiled floor to ceiling, Moen fixtures, skylight, and mountain/Pacific Ocean views
- Walk-in closet (12' x 10' x 10' high) with lighted ceiling fan
- French doors opening into Master suite from the main house

Living Room:

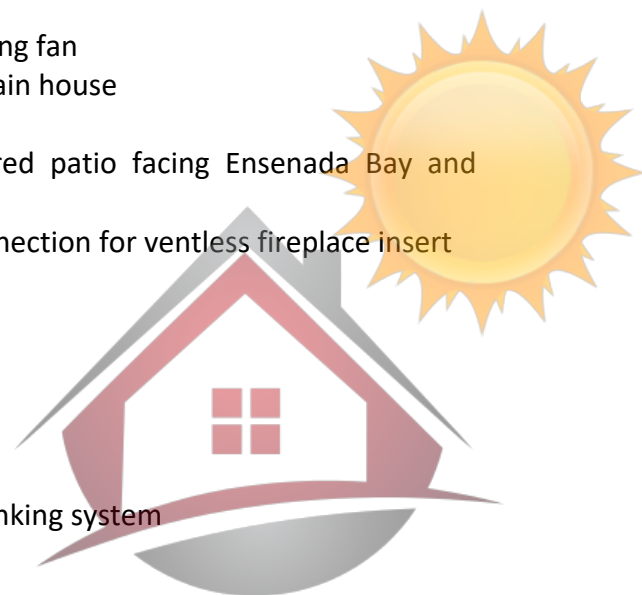
- 18' x 8' high pocket door opening onto uncovered patio facing Ensenada Bay and Ensenada Port
- Handcrafted Marmolina fireplace with propane connection for ventless fireplace insert

Dining Area:

- 4' x 4' skylight

Kitchen:

- Granite countertops
- Travertine stone backsplash
- Hand-painted ceramic tile mural behind stove
- Sink with operation reverse osmosis fresh water drinking system
- Peninsula-style counter seating four



- Large wood, hand-carved ventless propane fireplace

Other Features:

- Six-inch designer crown molding and five-inch baseboard molding throughout
- Continual ceramic tile flooring throughout
- High-end interior and exterior lighting fixtures
- Laundry room with washer/dryer and brand-new standalone chest freezer
- Door opening to side patio with propane barbecue and stairs leading to rooftop patio
- Second bathroom with ceramic floor-to-ceiling tile

Extras:

- Alarm system with motion detection around the exterior
- Tankless propane-powered hot water system
- Hard water softener filtration system
- 7 KW Generac Stand-alone Generator System operating the entire house with automatic switchover
- Large 500-liter propane gas tank

