



Carr. Chapala-Ajijic 159-A
San Antonio Tlayacapan
Tel: (376) 766-1776
www.fenixrealestate.net
AGENT: Mitzi Allen
Cel: 332 936 6255

Hacienda Modern

\$449,900 USD

Camino Real #47, La Floresta

*Furnished: Partially *Parking: Off-Street

Lot m²: 600 Const. m²: 459.58 *Bedrooms: 4 *Bathrooms: 3

*Floors: 1

CONVENIENCE:

Patio, Covered Terrace, Phone Line, Security System, Walled/Fenced,
Wheelchair Access, Yard/Jardin

UTILITIES:

110v Electrical, 220v Electrical, Aljibe/Cistern, Laundry Hook-up, Pressure
System, Purification System, Septic Tank, Tinaco

APPLIANCES:

Dish Washer, Clothes Dryer, Clothes Washer, Microwave, Oven, Stove, Refrigerator

PROPERTY INFORMATION:

Welcome to this exquisite, custom designed hacienda style four bedroom,
three bathroom residence.

Located in desirable Lower La Floresta and surrounded by towering hundred-
year-old trees, this single level home offers sought after indoor-outdoor living.

You are conveniently located with just a 4 minute walk to Walmart, Centro
Laguna shopping mall and a short 5 minute stroll to the Wednesday Tianguis
Market. You are also less than a 20 minute walk to the Ajijic malecon and main
square, where you will find great restaurants, boutique shops and art galleries.
The extensively landscaped gardens, large indoor solarium and many skylights,
definitely brings the outside in. 47 Camino Real boasts Mexican cantera stone
throughout, two gas fireplaces and four fountains. The main house offers an
expansive open concept floor plan, perfect for entertaining. There are two
renovated bathrooms and two large bedrooms with ample closets. Another
great feature is the large updated kitchen with loads of cabinetry, a breakfast
bar open to the dining room, granite countertops and track lighting. The master
bedroom has an en suite bathroom with a huge spa tub. The self contained
guest suite comes complete with two bedrooms, a full bathroom, it's own
courtyard patio and independent utilities. The stunning rear garden oasis is a
thriving plethora of beautiful flowers and plants. It offers a slate tiled patio, two
lovely fountains, arched stone walls and the potential for a large pool. This well
appointed home comes with an ultraviolet water filtration system and an
electric roof security fencing.

