



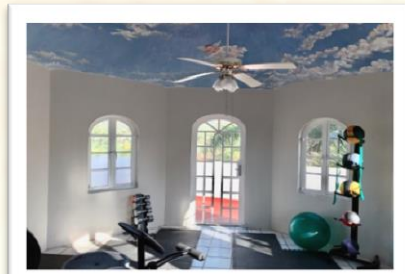
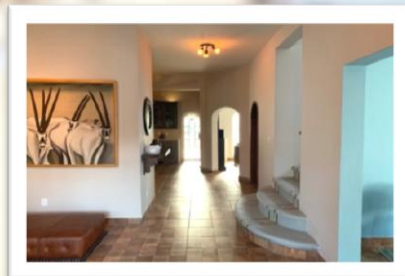
Carr. Chapala-Ajijic 159-A
San Antonio Tlayacapan
Tel: (376) 766-1776
www.fenixrealestate.net
AGENT: Brian Wade
Cel: 331 362 1552

Privada La Paz Superior

\$395,000 USD

Privada La Paz, San Antonio- Chapala

***Furnished: Yes *Parking: Off-Street/Automatic *Lot m²: 593**
***Const. m²: 378 *Bedrooms: 2 *Bathrooms: 3 *Floors: 3**



CONVENIENCE:

High Speed Internet, Deck/Balcony, Covered Terrace, Phone Line, Security System, Walled/Fenced, Wheelchair Access, Yard/Jardin

UTILITIES:

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

APPLIANCES:

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

PROPERTY INFORMATION:

Welcome to La Paz Superior, a Custom home with Stunning designer finishes, Located on Privada La Paz in San Antonio Tlay.

Fully renovated and updated by California-based designer, an updated traditional-styled home with modern conveniences.

2BR 3Bath with second living room easily converted to a third bedroom. Enormous chef's kitchen with handcrafted rosa morada and pine cabinetry, USA hinges and drawer slides. Brand new USA appliances under full-warranty, including full-size washer and dryer. Imported Caesarstone counter-tops in kitchen and all bathrooms. Newly installed solar power system and whole-house water filtration and softening. Both bedrooms are oversized, en suite with fully outfitted closets. Separate den for TV-viewing and a beautiful private office with multi-pane windows offering abundant natural light and sweeping views.

Newly built rear Terraza with locally sourced and crafted petate ceiling offers views of the expansive rear garden with assorted fruit trees and plenty of room for a pool and a casita. Most operable windows are double-screened for security and mosquito prevention. Three mini-splits and 2 working fireplaces offer heating, cooling, and atmosphere. Stained glass windows and an incredible 3rd-floor eight-sided solarium (currently outfitted as a gym) has incredible views and access to a huge roof-top terrace for entertaining. Charming bodega for hobbies or gardener's storage. Close enough to the Lake to offer quiet and tranquility but only 5 minutes to the Carretera and Libramiento. High-security walls and a hard-wired security camera system offers peace of mind. Inside parking for 2 vehicles plus guest parking for an additional 2 vehicles.

Furnished per inventory. \$395,000.00. USD

Showings by appointment, L/A must be present. Please allow sufficient notice.