



## Villa Los Amigos

### Marvelous Home on the Pacific Ocean

Bedrooms • Dormitorios • Schlafzimmer	10
Baths • Baños • Badezimmer	11
Half Baths • Medios Baños •	1
A/C sq. ft. • Superficie Construída • Wohnzimmer	11,571
View • Vista •	Ocean
Furnished • Construcción •	Fully
Year built • Año de construcción •	2008
Price • Precio • Preis	6,700,000

More information about this property at [snellrealestate.com](http://snellrealestate.com)

#### Cindy Stanford

Real Estate Advisor

[c.stanford@snellrealestate.com](mailto:c.stanford@snellrealestate.com)

US Cell: (214) 773-7979

MX Cell: (011-521) 624-157-1855

#### Cindy Dahl

Real Estate Advisor

[c.dahl@snellrealestate.com](mailto:c.dahl@snellrealestate.com)

MX Cell: (011-521) 624-128-7906

US Cell: (303) 656-3293

# Villa Los Amigos Pedregal • Ocean



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# Fact Sheet

## Pedregal • Ocean

An architecturally well-designed custom home with quality and craftsmanship in mind. Situated at the tip of the Baja Peninsula. Lots of friends and family will feel comfortable with the flow of two master suites, two apartments, each with a private kitchen and living area and six guest suites each with a private terrace to enjoy the spectacular ocean view. Incredible sunset moments are noted from the large pool and outdoor living areas with a firepit to gather around on chilly nights. A four car garage can take care of all the vehicles. This home rests in Pedregal overlooking the Pacific Ocean. Sunrise and sunset can be magical from where this home sits on the hill.

### About this listing

- **Unit Type:** Single Family Home
- **Community:** Pedregal
- **Property Status:** Re-Sale
- **Property View:** Ocean
- **Bedrooms:** 10
- **Baths:** 11 full, 1 half
- **Total floors:** 2
- **A/C sq. ft.:** 11,571
- **Lot area Square Feet:** 33976.80
- **Year Built:** 2008
- **Furnished:** Fully
- **Furnishings included in Sales Price:** yes

### Financial/Utilities

- **Monthly HOA:** 561.00
- **Annual Property Taxes:** 1400.00
- **Annual Trust Fee:** 700.00
- **Avg. Monthly Water:** 1,200
- **Avg. Monthly Electric:** 1,600
- **Avg. Monthly Gas:** 400

### Features

- **Other Features:** Large walk-in closets Private office Private street access from master bedroom Media room TV game room on lower level Large laundry room with 2 washers and 2 dryers Extensive desert landscaping with automatic irrigation
- **Appliances:** Dishwasher; Electric Refrigerator; Washing machine; Cooking hood; Trash compactor; Disposal
- **Layout:** Office/Den; Family Room; Living/Dining Room; Laundry Room; Pantry; Media Room; Kitchen
- **Exterior:** Covered Patio; BBQ Facilities; Balcony; Deck; Heated Pool; Pool; Fire Pit; Landscaped; Jacuzzi
- **Interior:** Jacuzzi; Window Treatments; Ceiling fans; Extra Storage Area; Cable TV; Telephone; Wired for TV, Internet, etc.
- **Cooling System:** Central Air; Mini Splits Air; Zoned Air
- **Flooring Type:** Marble
- **Community Features and Amenities:** Gated Community; Street Lightning; Tennis Court; Beach Access
- **Parking:** Four Car Garage
- **Road Type:** Natural Stone
- **Security:** Gated Community; Guard Gate; Patrolling Guard



# Home Location Pedregal • Ocean

