



Casa Ballena Las Residencias 109

Bedrooms • Dormitorios • Schlafzimmer	4
Baths • Baños • Badezimmer	4
Half Baths • Medios Baños •	1
A/C sq. ft. • Superficie Construída • Wohnzimmer	3,597
View • Vista •	Ocean
Furnished • Construcción •	Fully
Year built • Año de construcción •	2008
Price • Precio • Preis	1,895,000

More information about this property at snellrealestate.com

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Punta Ballena · Las Residencias · Ocean



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Fact Sheet

Punta Ballena · Las Residencias · Ocean

Located in the prestigious Las Residencias neighborhood of Punta Ballena, the casually elegant Casa Ballena is an extraordinary handcrafted Hacienda style home with magnificent blue water views of the Sea of Cortez.

Just a short walk to the private Punta Ballena Beach Club with its pool, Jacuzzi, lounging areas, poolside restaurant and fitness center, Casa Ballena has its own private infinity edge beach entry heated pool, Jacuzzi and outdoor BBQ area, palapa, fire pits and lots of room for outdoor entertaining. Attention to detail is apparent everywhere and exceptional finishes mark this home with its custom marble floors, granite counter tops, custom Alder cabinetry, and professionally appointed kitchen. A master suite, three guest suites, lots of extra storage, a central courtyard, two car garage and many extras define this home located just five minutes from Cabo San Lucas and 20 minutes from the Los Cabos International Airport. Offered fully furnished.

About this listing

- **Unit Type:** Single Family Home
- **Community:** Punta Ballena
- **Area:** Las Residencias
- **Property Status:** New Construction
- **Property View:** Ocean
- **Bedrooms:** 4
- **Baths:** 4 full, 1 half
- **A/C sq. ft.:** 3,597
- **Lot area Square Feet:** 16448.00
- **Lot area Square Meters:** 1528.07
- **Year Built:** 2008
- **Furnished:** Fully
- **Furnishings included in Sales Price:** yes

Financial/Utilities

- **Monthly HOA:** 725
- **Annual Property Taxes:** 4176.00
- **Annual Trust Fee:** 440
- **Avg. Monthly Water:** 150
- **Avg. Monthly Electric:** 850
- **Avg. Monthly Phone:** 35
- **Avg. Monthly TV:** 100

Features

- **Other Features:** - Generator - Custom marble floors - Granite Counter tops in all bathrooms and kitchen - Jacuzzi tubs in master suite - Pocket sliding doors - Upper and lower level pools - Outdoor dining Palapa - Outdoor Fire Pit - Swim up table in pool - Beach Access -Walking paths -Bike paths -Tennis courts on-site -Beach Club with fitness center available
- **Appliances:** Dishwasher; Electric Refrigerator; Gas oven; Dryer - Electric; Satellite TV; Washer; Custom Stereo System; Microwave oven Disposal
- **Layout:** Living/Dining Room; Kitchen
- **Exterior:** BBQ Facilities; Fenced yard; Heated Pool; Lawn; Pool; Irrigation System; Beach Access; Exterior Fire Place; Fire Pit; Landscaped; Outdoor Dining Area; Palapa; Pantry; Pavilion; Patio; Jacuzzi; Hurricane Shutters
- **Interior:** Interior Fire Place; Jacuzzi; Recessed lighting; Window Treatments; Ceiling fans; Jetted tub; Extra Storage Area; High Speed Internet; Wired for TV, Internet, etc.
- **Cooling System:** Central Air; Zoned Air
- **Flooring Type:** Marble
- **Community Features and Amenities:** Bike paths; Gated Community; Tennis Court; Gym Access; Beach Access; Spa Services; Beach Club; Fine Dining; Walking Paths
- **Parking:** Two Car Garage; Garage on Property
- **Road Type:** Asphalt

- **Security:** Gated Community; Guard Gate; Patrolling Guard

Home Location

Punta Ballena · Las Residencias · Ocean

