



# Casa del Amanecer

## Private Beachfront Estate

Bedrooms • Dormitorios • Schlafzimmer	5
Baths • Baños • Badezimmer	5
Half Baths • Medios Baños •	2
A/C sq. ft. • Superficie Construída • Wohnzimmer	2,600
View • Vista •	Oceanfront
Furnished • Construcción •	Partially
Year built • Año de construcción •	2002
Price • Precio • Preis	890,000

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

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# Casa del Amanecer

## East Cape • Punta Perfecta • Oceanfront



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Snell Real Estate



# Fact Sheet

## East Cape • Punta Perfecta • Oceanfront

One of a kind beachfront compound in the Punta Perfecta area of the East Cape. Over 1 and 1/2 acres of land with 40 meters frontage. Beautiful ocean and mountain views. Total 5 bedrms + 5 full baths 5000+ sq ft under roof including main house, guest and caretakers casitas.

### About this listing

- **Unit Type:** Single Family Home
- **Community:** East Cape
- **Area:** Punta Perfecta
- **Property Status:** Re-Sale
- **Property View:** Oceanfront
- **Bedrooms:** 5
- **Baths:** 5 full, 2 half
- **Total floors:** 2
- **A/C sq. ft.:** 2,600
- **Lot area Square Feet:** 71981.00
- **Lot area Square Meters:** 6687.26
- **Year Built:** 2002
- **Furnished:** Partially
- **Furnishings included in Sales Price:** yes

### Financial/Utilities

- **Monthly Property Management:** 1400 USD
- **Annual Property Taxes:** 50 USD
- **Annual Trust Fee:** 560 USD
- **Avg. Monthly Water:** 300 USD
- **Avg. Monthly Gas:** 30 USD

### Features

- **Other Features:** Over \$34K/yr in vacation rentals for 2015! Lots of room to build additional casitas. View to world class surf break at Punta Perfecta.
- **Appliances:** Freezer (seperate); Gas Range; Electric Refrigerator; Gas oven; Washing machine
- **Layout:** Living/Dining Room; Pantry; Kitchen; Service Staff's Quarters
- **Exterior:** Covered Patio; BBQ Facilities; Deck; Beach Access; Outdoor Dining Area; Palapa; Solar Panels; Patio; Hurricane Shutters
- **Interior:** Window Treatments; Ceiling fans; Extra Storage Area; TV (LCD/PDP/DLP); High Speed Internet; DVD Player; Wired for TV, Internet, etc.; Lockable Storage Area
- **Cooling System:** Mini Splits Air
- **Flooring Type:** Saltillo; Other; Ceramic
- **Community Features and Amenities:** Chef Services; Child Care; House-Keeping Services; Casual Dining
- **Parking:** Covered Parking; Three Car Garage
- **Road Type:** Unpaved
- **Security:** Security System; 24 Hour Security

# Home Location

East Cape • Punta Perfecta • Oceanfront

