



# Casa Annabel

## Custom View Home in Punta Ballena

Bedrooms • Dormitorios • Schlafzimmer	4
Baths • Baños • Badezimmer	4
Half Baths • Medios Baños •	1
A/C sq. ft. • Superficie Construída • Wohnzimmer	5,842
View • Vista •	Ocean
Furnished • Construcción •	Fully
Year built • Año de construcción •	2009
Price • Precio • Preis	1,999,000

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

**Catherine Buchanan**

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

MX Cell: (011-521) 624-157-7518

U.S. Cell: (503) 545-1767

# Casa Annabel

## Punta Ballena · Las Residencias · Ocean



**ENGEL & VÖLKERS**  
Snell Real Estate

# Fact Sheet

## Punta Ballena · Las Residencias · Ocean

Spectacular single-level living! Set on a large, private, ocean view lot, this spacious Villa features an open courtyard, separate guest casita, heated pool and Jacuzzi, indoor/outdoor living, 2 car garage and more. Travertine marble floors, custom cabinets throughout and natural stone vanities and showers. Pocket sliders constructed with extra-strength storm resistant glass and bedrooms feature large walk in closets.

Walk to the fabulous Punta Ballena Beach Club and the fine and casual dining establishments at the Esperanza Hotel. Community tennis courts available for court time. Five minute drive to Cabo San Lucas with its world class golf, sport fishing and fabulous night life.

### About this listing

- **Unit Type:** Single Family Home
- **Community:** Punta Ballena
- **Area:** Las Residencias
- **Property Status:** Re-Sale
- **Property View:** Ocean
- **Bedrooms:** 4
- **Baths:** 4 full, 1 half
- **A/C sq. ft.:** 5,842
- **Lot area Square Feet:** 16641.00
- **Lot area Square Meters:** 1545.83
- **Year Built:** 2009
- **Furnished:** Fully

### Financial/Utilities

- **Monthly HOA:** 925
- **Monthly Property Management:** 500
- **Annual Trust Fee:** 550
- **Avg. Monthly Water:** 200
- **Avg. Monthly Electric:** 500
- **Avg. Monthly Gas:** 300
- **Avg. Monthly Phone:** 60

### Features

- **Other Features:** Fully custom home Spacious open floor plan Fine finish detailing Sea of Cortez views Separate guest casita Two car garage 9' and 12' ceilings Pre-wired for satellite Tv, telephone and stereo Pocket sliders with storm resistant glass Parking lot Punta Ballena Beach Club and Tennis Courts available Five minutes to Cabo San Lucas
- **Appliances:** Dishwasher; Electric Refrigerator; Gas oven; Dryer - Electric; Satellite TV; Washer; Microwave oven Disposal
- **Layout:** Living/Dining Room; Guest Room(s); Guest Casita
- **Exterior:** BBQ Facilities; Heated Pool; Pool; Irrigation System; Beach Access; Fire Pit; Outdoor Dining Area; Palapa
- **Interior:** Interior Fire Place; Jacuzzi; Ceiling fans
- **Cooling System:** Central Air; Zoned Air
- **Flooring Type:** Marble
- **Community Features and Amenities:** Gated Community; Tennis Court; Gym Access; Beach Access; Spa Services; Beach Club; Fitness Club; Casual Dining; Fine Dining; Walking Paths; Spa
- **Parking:** Two Car Garage; Garage on Property
- **Road Type:** Asphalt
- **Security:** Gated Community; Guard Gate; Patrolling Guard; 24 Hour Security

# Home Location

Punta Ballena · Las Residencias · Ocean

