



Casa Papillon

Bedrooms • Dormitorios • Schlafzimmer	4
Baths • Baños • Badezimmer	4
A/C sq. ft. • Superficie Construída • Wohnzimmer	3,601
View • Vista •	Golf & Mountain
Furnished • Construcción •	Fully
Year built • Año de construcción •	2006
Price • Precio • Preis	1,125,000

More information about this property at snellrealestate.com

Connie Bezeredi

c.bezeredi@snellrealestate.com

MX Cell: +52 (624) 122-2237

US Cell: (480) 393-0639

Darren O'Connor

d.oconnor@snellrealestate.com

MX Cell: +52 (624) 180-4524

US Cell: (719) 238-9391

Casa Papillon

Palmilla • Palmilla Estates • Golf & Mountain



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Fact Sheet

Palmilla • Palmilla Estates • Golf & Mountain

Privacy Luxury Serenity. Welcome to Casa Papillon the House on the Green located on the 7th Fairway Arroyo Jack Nicklaus golf course in the secluded neighborhood of Palmilla Estates. Walking distance to the Club House. A custom hand laid stone walk way with custom lighting brings you into the central courtyard where a bubbling water feature calms your senses. You are surrounded by tropical landscape where the double door entry takes you into the great room and a wall of terrace doors where your eye leads you through to the stunning views of the golf course fairways and desert mountains. The expansive out door patio area provides a large sparkling heated pool and infinity edge spa. Pergola covered out door marble kitchen bar with BBQ, and kitchen pass through window. Fire Pit for cool winter nights. Stairwell to the roof top terrace and sitting area where you will capture the azure waters of the Sea of Cortez. Impeccably maintained.

About this listing

- **Unit Type:** Single Family Home
- **Community:** Palmilla
- **Area:** Palmilla Estates
- **Property Status:** Re-Sale
- **Property View:** Golf & Mountain
- **Bedrooms:** 4
- **Baths:** 4
- **Total floors:** 1
- **A/C sq. ft.:** 3,601
- **Lot area Square Feet:** 13164.00
- **Lot area Square Meters:** 1223.00
- **Year Built:** 2006
- **Furnished:** Fully
- **Furnishings included in Sales Price:** yes

Financial/Utilities

- **Monthly Master Association:** \$75
- **Monthly HOA:** \$71
- **Annual Property Taxes:** \$396
- **Annual Trust Fee:** \$412
- **Avg. Monthly Water:** \$91
- **Avg. Monthly Electric:** \$35
- **Avg. Monthly Gas:** \$80
- **Avg. Monthly TV:** \$80

Features

- **Other Features:** 22 KW generator covering most of the house Irrigation system Outdoor kitchen Rooftop terrace Lush landscaping including palms, almond & mango trees Separate gas tank for fire pit & gas grill. Outdoor gas lights Hurricane shutters In ground Swimming Pool 7 a/c zones Indoor/outdoor sound system. TV Room with additional pull out bed Elevated kitchen island Granite countertops Stainless steel appliances Two prep sink Warming drawer Ice maker Wine fridge Separate living area with stone wall and fireplace Double car garage New propane tank 2019 BENEFITS TO LIVING IN PALMILLA: Safe and secure with gated and roaming security Mature Master Planned community San Jose del Cabo's best swimming beach Jack Nicklaus Signature 27 hole golf course One&Only Palmilla Hotel with access to spa and fine dining restaurants The Tiendas at Palmilla art gallery, fine and casual dining and shopping 7 restaurants within the community Easy golf cart access through community Seasonal organic Market on Fridays in the Tiendas de Palmilla Peaceful and quiet 10 minutes to the San Jose marina for whale watching and fishing 10 minutes to downtown San Jose del Cabo for Art walk, shopping and dining 20 minutes to the Los Cabos International airport 20 minutes to the beaches, restaurants, shopping, dining, marina and nightlife in Cabo San Lucas Low HOA fees of \$165 USD monthly INCLUDING Palmilla Master Association fee 5 minutes to the great beaches of Palmilla with two gorgeous swimming coves LOW MAINTENANCE COSTS Monthly Prop mngr \$450 Pool \$100 Landscape \$196 CFE \$34 Water \$91 Propane \$80 (new tank fall 2019) Fumigation \$40 TV \$80 Phone Internet Long Distance \$32 Trust Fee Annual \$412

Property Tax \$33 HOA Dues Palmilla Master Assoc. \$75 HOA Palmilla Estates \$70 Total
Monthly Expense \$1,318 Total Annual Expense \$15,823

- **Appliances:** Dishwasher; Gas Range; Electric Refrigerator; Electric oven; Microwave oven; Washing machine; Cooking hood; Built in wine refrigerator; Disposal; Dryer - Gas; Built-in Icemaker
- **Layout:** Living/Dining Room; Laundry Room; Pantry; Kitchen; Great Room; Guest Room(s); Master Suite
- **Exterior:** Covered Patio; BBQ Facilities; Deck; Fenced yard; Heated Pool; Pool; Irrigation System; Beach Access; Fire Pit; Landscaped; Patio; Hurricane Shutters; Fountain; Outdoor Kitchen; Fans; Exterior Refrigerator; Walled; Outdoor Lighting; Outdoor Jetted Spa
- **Interior:** Recessed lighting; Window Treatments; Ceiling fans; Double pane/storm windows; Jetted tub; High Speed Internet; Satellite TV; Custom Audio System; Wired for TV, Internet, etc.; Lockable Storage Area; Safe; Breakfast Bar; Island; Prep Sink
- **Cooling System:** Central Air
- **Flooring Type:** Marble
- **Community Features and Amenities:** Basketball Court; Gated Community; Golf Course; Street Lightning; Tennis Court; Beach Access; Spa Services; Golf; Fine Dining; Swimmable Beach
- **Parking:** Two Car Garage
- **Road Type:** Asphalt
- **Security:** Surveillance Camera; Gated Community; Guard Gate; Patrolling Guard; 24 Hour Security; Community Surveillance Cameras

Home Location

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