



APRE 3008

Bedrooms • Dormitorios • Schlafzimmer	3
Baths • Baños • Badezimmer	3
Half Baths • Medios Baños •	1
A/C sq. ft. • Superficie Construída • Wohnzimmer	2,965
View • Vista •	Ocean
Furnished • Construcción •	Fully
Year built • Año de construcción •	2006
Price • Precio • Preis	1,750,000

More information about this property at snellrealestate.com

Catherine Buchanan

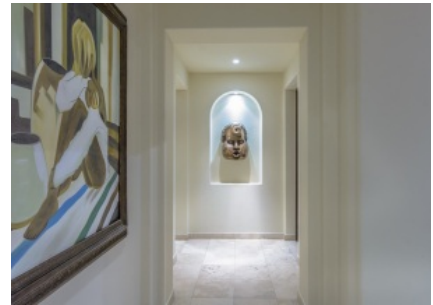
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APRE 3008

Punta Ballena • Auberge Private
Residences at Esperanza • Ocean



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Fact Sheet

Punta Ballena • Auberge Private Residences at Esperanza • Ocean

Enjoy luxury penthouse living at this Auberge Private Residence at the Esperanza Resort in Punta Ballena, nestled in its amenity rich, beach community with expansive Sea of Cortez views. Fine custom finishes, thoughtful architectural detailing and exclusive access to the Auberge Private Residence clubhouse, restaurant and fitness facility are amongst the benefits of ownership. A spacious great room and outdoor terrace with barbecue cook center provide the perfect spaces for intimate gatherings of family and friends. Whale watch, star gaze and enjoy the many fine Auberge and Punta Ballena amenities including fine and casual dining, spa, fitness center, tennis, beach club, walking paths and direct beach access. 24/7 gated security provides peace of mind ownership. This Los Cabos penthouse has a fabulous rental history and positive cash flow, achieving up to \$80,000 USD per year.

About this listing

- **Unit Type:** Condominium
- **Community:** Punta Ballena
- **Area:** Auberge Private Residences at Esperanza
- **Property Status:** Re-Sale
- **Property View:** Ocean
- **Bedrooms:** 3
- **Baths:** 3 full, 1 half
- **Total floors:** 4
- **A/C sq. ft.:** 2,965
- **Year Built:** 2006
- **Furnished:** Fully

Financial/Utilities

- **Monthly HOA:** 2831
- **Monthly Property Management:** 350
- **Annual Property Taxes:** 3136
- **Annual Trust Fee:** 535
- **Avg. Monthly Water:** 100
- **Avg. Monthly Electric:** 800
- **Avg. Monthly Phone:** 35
- **Avg. Monthly TV:** 70

Features

- **Other Features:** Gated Master Planned Community Expansive Sea of Cortez views Premier Penthouse location Community Pool and Jacuzzi Fitness Center Tennis Courts Beach Club On site spa Fine and casual dining Fine custom finishes Fully equipped kitchen Assigned underground parking space
- **Appliances:** Dishwasher; Electric Range; Electric Refrigerator; Electric oven; Dryer - Electric; Microwave oven; Washing machine; Cooking hood; Disposal
- **Layout:** Living/Dining Room; Kitchen; Guest Room(s); Master Suite; Master Bedroom
- **Exterior:** BBQ Facilities; Balcony
- **Interior:** Window Treatments; High Speed Internet; Telephone; Wired for TV, Internet, etc.
- **Cooling System:** Central Air
- **Flooring Type:** Travertine
- **Community Features and Amenities:** Community Swimming pool; Gated Community; Tennis Court; Children's Activities; Beach Access; Spa Services; Beach Club; Fitness Club; Casual Dining; Fine Dining; Walking Paths; Spa
- **Parking:** Underground Parking
- **Road Type:** Asphalt
- **Security:** Gated Community; Guard Gate; Patrolling Guard; 24 Hour Security

Home Location

Punta Ballena · Auberge Private Residences at Esperanza · Ocean

