

PASSION LA FLORESTA

\$22,680,000.00



Address: Paseo del Mirador, 307



Extras:

Prices subject to changes without previous notice. Information is not official, subject to unintentional errors / omissions.

PROPERTY INFORMATION

Property Type	HOMES
Status	FOR SALE
Bedrooms:	5
Bathrooms:	5
Const m ²	2097
Lot m ²	545
FEATURES	
Bodega	
Garden	
Studio/Office	
Swimming Pool	

Description: “Passion La Floresta” Property located on a corner lot of 2,097 sq. meters (22,563Sq.Ft.), in one of the most profitable neighborhoods in Ajijic. This home is surrounded by vegetation, sliding doors that provides natural light & privacy, creating an ambience for those looking for comfort and grateful moments with family or friends. The main house offers 3 bedrooms & baths plus a guest house with 2 bedrooms & baths. With growing potential, to either ad guest casitas for your family or any other dream you may have. **Home Amenities: Living - dining area:** with doble height ceilings, fireplace & additional space for a library, game room or any other option of your preference **Kitchen:** with granite counters plus a breakfast room that might be converted to a family room or office. Appliances are included. 3 Terraces, gardens & fruit trees: oranges, mango trees, níspero, avocados, lemons, guavas. **Pool & cascade:** actually being used as a fishpond. If buyer would like to rehabilitate as a pool, the pipes & pumps are re arranged so it can be use again. Cascade is working & programmed to oxygen the fishpond twice a day. **Parking:** for 3-4 cars Intercom, water pressure system, septic tank **La Floresta Subdivision - services:** 3 private garbage collectors, 3 private water wells, contingency fund, permanent maintenance employees ****(\$600.85 USD per sq. meter of land including all the construction). Total price; \$22’680,000 MXN \$1’260,000 USD APROX.- Amount only informative**** (Deed fees and taxes and other mortgage related charges are not included in the sales price, nor are the furniture, appliances and artwork that may appear in photographs).



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