

2 BDRMS, 2 BATH, UNFURNISHED, ONE LEVEL IN LOS ARROYOS SUR

Come and see this gorgeous house in prestigious Arroyos Sur, enjoyed the vaulted ceilings, the big terrace with lovely lake view, this house has a great Layout, the original owner of this house was a Top Selling Realtor, that choose this great location to live in. If you want to enjoy a real master bedroom, come and see it, fireplace, vaulted ceilings, A/C unit, ceiling fan, indirect light over the crown molding, walk-in shower, double sink, massive walk-in closet (recently renovated with parota wood). The guest bedroom was a big closet, A/C unit, ceiling fan ensuite bathroom. The living room is very spacious with fireplace, crown molding (indirect light with dimmer) open concept and connects with the ample terrace facing the garden, the gorgeous kitchen and the family room (with A/C unit), also has an office next to family room and connects with the garage that is very ample has space for 2 big SUV's and tons of space to storage. On top of everything this house has a irrigation system, pressure tank, purification system (U.V. Light & filters, reverse osmosis under the sink), water softener, electric voltage regulators and peak protection for the whole house. Owner has done all the upgrades needed, all the wood beams in terrace and garage has been replaced for metal ones, roof has been re-coated and added 3 A/C units, so please just come and enjoy this peaceful and quiet neighborhood with a lovely lake view. Make your appointment ASAP, this house will fly off the shelf !!!

FEATURES

MLS : CAR6814

Const: 317 m2 / 3,412 Sq ft

Lot: 727 m2 / 7,825 Sq ft

Showing Terms: Appointment

Selling Terms: All Cash

Appliances: Dishwasher, microwave, stove, oven, Refrigerator, clothes washer, clothes dryer, garbage disposal.

Other Rooms: Den/Family Room, Studio/Office, Separate Laundry

Utilities: 110v Electrical, Purification system, Municipal water, Laundry hook up, Aljibe/cistern.

View: Lake and mountain view

Fees / HOA : \$ 353 USD Qtr. Approx.

Fees Include: Common Maintenance, security, Street lighting, garbage.

More Features:

- Purification system U.V+ reverse Osmosis , water softener & irrigation system
- Just 5 minutes driving form the Ajijic Village
- Big terrace with beautiful lake view

