

**3 BDRMS 3 FULL BATHS , 1 LEVEL, FURNISHED IN LOS SABINOS**

Los Sabinos is a very established gated community just a few minutes west of Ajijic where you see very few homes for sale - because people who live there love it!  
Flagstone streets, rock walls draped with multi-colored bright bugambilias - and peace and quiet. A great clubhouse and community pool where you can take early morning yoga classes or simply a great spot to meet people!  
This lovely turnkey 3 bedroom 2 bath solar home has extended the great room so now it includes a kiva style corner fireplace for those occasional chilly winter nights, and a fabulous wet bar area with all kinds of built ins. Entertaining in this house is a dream!  
A great master bedroom with ensuite bath and walk in closet has sliding doors to the yard and pool area. One of the guest rooms which is also used as an office has a murphy bed - ideal for extra company!  
A large private heated pool is the creme de la creme! Ideal for swim parties, water volleyball or a night time skinny dip! What a great way to stay in shape! Does life get better than this? Hardly! And the pool room is under ground so you do not hear a sound - it is so quiet you could hear a pin drop! You do get a peekaboo lake view and a great mountain view!  
A lovely cupola in the kitchen adds a Mexican flavor as do the beautiful brick domed ceilings in the entry, living room and master.  
Being on a corner is a huge advantage in that you only have one neighbor! Not a care in the world - the perfect lock n go! Call today!

**(note: closing can not be before end of July due to probate)**

**FEATURES**

**MLS CAR7424**

**Lot: 464 m2 - 4994 sq ft**

**Const: 187 m2— 2013 sq ft**

**Showing Terms:** By key

**Selling Terms:** All Cash

**Appliances:** Stove,

**Other Rooms:** Den Family room , Separate laundry, Bodega, Pantry

**Utilities:** 110v Electrical, Aljibe Cistern, Pressure system, solar hot water system

**Fees Approx:** \$1,567 usd annually approx

**Fees Include:** : Common maintenance, Garbage pick-up, street lighting, water, security, propane, pool/Jacuzzi maintenance

**Property Tax:** \$ 120usd annually approx.

**More Features:**

- Fabulous private and common pool
- Peek a boo lake view
- Huge great room
- Community activities

