



3 Bedrooms	3 Bathrooms	1 Half Bathrooms	1 Parking Spaces
10 m Lot Length	28.75 m Lot Width	2 Floors	EB-RQ8219 ID

270 m ² total space	287 m ² Lot Size
-----------------------------------	--------------------------------

Description

With a fantastic location, Casa El Amanecer is a stunning home that situates the homeowners in the hot spots of Centro such as Santa Ana, Paseo Montejo, 47 Street and La Plancha Park within walking distance.

Featuring high ceilings through the residence, this restored two-story colonial home welcomes with a living room, secondary living room, and expansive kitchen complete with an island, breakfast bar, custom made cabinets and a large pantry room.

Step outside and discover the tropical paradise with a generously sized covered terrace flanked by arches, bbq area, swimming pool and garden that promises endless moments of relaxation and makes it a perfect spot for entertainment. Additional features include a pool bath and an outdoor shower.

On the first floor there are two good size secondary bedrooms with a closet and full bathroom.

Climb upstairs and discover the sanctuary of the homeowners with a primary bedroom complete with a full bathroom with double vanity and a walk-in closet offering privacy and comfort. The second floor also integrates a nice office, laundry room and two terraces.

Amenities

- Balcony
- Garage
- Terrace
- Air conditioning
- Equipped Kitchen
- Hydropneumatic
- Laundry Room
- Solar panels
- Pets allowed
- Pool

Casa El Amanecer offers 14 solar panels, pressurized water, water softener, mini-split units, kitchen appliances and garage.

Construction: 270 sq mt | 2,906 sq ft

Lot: 287 sq mt | 3,089 sq ft

Lot Dimensions: 10m x 28.75m | 33ft x 94ft

Price: \$699,000 USD | Priced in USD

- 3 Bedrooms in Total:

- 1 Principal Bedroom w/Walk-in Closet and Full Bath
- 2 Secondary Bedrooms with ensuite baths and built-in Closets

- Flex Room with Laundry

- 3.5 Baths

- Garage w/Electric door opener with wifi option

- Living Room

- Dining Room w/Wine Bar

- Kitchen

• Cedar cabinetry with lots of built-in features and storage

• Walk-in pantry

• Large island with additional prep sink

• Granite counters

• Chef's stove with large oven – gas

• Traditional cement stove hood with working extractor

• Reverse osmosis water filter

• French door fridge with water/ice dispenser .2 yrs old

- Pantry

- Pool Bodega

- Filtered Pool

-Pool-side covered terrace with BBQ area

-Second Floor Terrace

-Roof Access

-14 solar panels

-Pressurized Water

-Zero Sarro System

-2 Tinacos

-Well

-7 Mini-Split Units

-original restored wood doors and other colonial features

-pasta tiles throughout entire house

-all custom-made iron doors and windows

-includes appliances – stove, fridge, microwave, LG washer/dryer all-in-one combo.

-includes furniture

1.5 Blocks to Paseo Montejo

2 Blocks to Calle 47

3 Blocks to La Plancha Park

3.5 Blocks to Santa Ana Park



