

# CASA CAZADOR DE OLAS IN PLAYAS DEL COCO

3BED 2BATH

LOT SIZE: 1233M2

FOR SALE  
\$299,000



Welcome to Casa Cazador de Olas, a single-level home set on a spacious 1,233 m<sup>2</sup> lot in the Monteseo neighborhood of Playas del Coco. Just 5 minutes to downtown and the beach, and about 30 minutes to Liberia International Airport, this property offers a comfortable setting for full-time living with the added benefit of no homeowners association fees.

One of the standout features is the land size and layout. With over a quarter acre, the property offers plenty of space to enjoy outdoor living, gardening, and time at home. The lot is usable and open, allowing for future additions such as guest casitas, a pool, or even a second home if desired. A wrap-around rock wall adds subtle definition and privacy.

The yard already includes mature cashew, mango, star fruit, and mandarin lemon trees, along with a beautiful Guanacaste tree that adds character to the outdoor space.



Inside, the home offers a practical layout with 3 bedrooms and 2 full bathrooms, along with vaulted ceilings and 10-foot walls that create an open, airy feel throughout the main living areas.

#### Home Features

- Single-level layout
- 3 bedrooms, 2 full bathrooms
- 123 m<sup>2</sup> (1,320 sq ft) interior living space
- 195 m<sup>2</sup> (2,100 sq ft) total under roof (including covered areas)
- Vaulted ceilings with 10 ft walls
- Ceiling fans in all rooms





### Cooling & Comfort

- 4 AC units
  - 24,000 BTU in living room (new)
  - 18,000 BTU in primary bedroom
  - Two 12,000 BTU units in guest bedrooms

The primary bedroom also includes an additional ~50 sq ft bonus area, ideal for storage, a small office, or flexible use.

### Outdoor & Additional Features

- Large usable yard with mature fruit trees
- Outdoor storage shed
- Backup water tanks (250 gallons total, gravity-fed)

Conveniently located near schools, supermarkets, banks, and public transportation.

Feel free to reach out with any questions or to arrange a visit, virtual or in person, we're happy to help.

