

FOR SALE at ~~\$565,000~~ reduced to **\$525,000** USD

Amazing Value!

Practically two ocean view homes on a lot!

Low property tax! Only one, low HOA!

Many amenities!



8003 Misión San Diego at Bajamar

Discover an exceptional opportunity in the picturesque coastal golf community of Bajamar, only one hour from the San Diego -Tijuana border! This home is principally two-ocean view homes connected by an arched bridge on the second floor and an enormous, partially covered terrace that can be enjoyed year-round thanks to a large gas firepit and ranch-style lighting. It is versatile and big enough for full-time residents, investors, and avid entertainers who could use the separate space to host guests privately. Additionally, residents enjoy the amenities at **Bajamar Ocean Front Golf Resort** with a 20% discount at the Hacienda Hotel, Dos Lagos Restaurant, Pro-Shop, and 18-hole championship golf course.

The main house and guest house together total approximately 350 m2 (3,767 +/- sq ft) including the oversized two-car garage built for a 25-ft boat and trailer plus a car, on a large lot totaling 440 m2 (4,736 sq ft). Two buildings on merged lots with only one HOA of \$180 is a rare find in this highly sought after community! With 3 bedrooms/3.5 bathrooms and two full kitchens, including one in the guest house, the home is priced competitively below current construction costs. This unique property, with views of the Pacific Ocean, golf course, greenbelt, and mountains, is bigger than average size, and can be easily enjoyed turnkey "as is" or with an easy update. There is an assumable Fideicomiso Trust with 23/50 years left.

DETAILS

- 3 Bedrooms – with Sleep Number beds; all closets are lined with highly valued cedar wood
- 3.5 bathrooms include a powder room
- 2 Full kitchens with water filter and stainless-steel appliances (LG refrigerators, Adera gas cooktop/oven, Frigidaire microwave, microwave, dishwasher)
- 2 living rooms
- Large laundry room with gas furnace, full size Samsung washer and dryer, and lots of cabinets and drawers for extra storage.
- Formal dining room that seats eight can be converted to a 4th bedroom
- Enormous terrace with a gas firepit, ranch lighting, expansive ocean and green belt views
- Oversized two car garage can fit a 25 ft boat
- Private driveway and space for additional cars
- Large, mostly maintenance-free back yard with fireplace and Zen setting
- Architectural features and enhancements: belvedere with a cupola in the master bedroom, brick cupola in the guest house's living room, wall sculptures and stained glass

The HOA takes care of:

- Manned security gate 24/7
- Community swimming pool
- Tennis courts, Circuit Training Station
- Whale watch panoramic ocean view clubhouse
- Sidewalks and walking trails, Dog Park
- Trash disposal

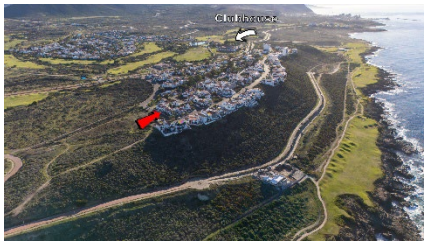
All information deemed reliable but not guaranteed. Buyer to verify all facts independently. Broker does not warrant HOA rules nor information regarding property or lot size, year built, permits, or hidden conditions.

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