

# CALLE RIO BRAVO # 77—\$775,000 USD MULLEN

## 3 BDRMS, 4.5 BATHS, FURNISHED, 2 LEVELS IN RANCHO DEL ORO

Casa Mullens ticks every box for the most discerning buyer. The convenience of Village life without the noise and congestion. Stunning lake, and village views. Privacy with the house slightly elevated from the street. Outdoor living on 3 terrace rooms plus an entertaining bar. A solar heated cocktail pool, lush tropical gardens with flagstone terraces and walkways. The home has been carefully modernized and updated with the perfect balance of artisan light fixtures and subtle recessed lighting. Expansive modern windows bathe the home in fabulous natural light and showcase its views all through the day. The kitchen is classically elegant and flows to the rear terrace thru a pantry, laundry, prep area. Besides the homes 3 ensuite baths and powder room there is an additional full service bath and bodega off the east garden for staff. The home has full solar electric, water filtration and pressure system INCLUDING reverse osmosis, an on demand hot water heater just for the kitchen and 4 fireplaces. It is stunningly furnished and all of this at the competitive price of \$775,000 USD.

### FEATURES

#### MLS **CAR9253**

**Lot:** 590 m2 - 6,351 Sq. Ft.

**Const:** 363 m2 - 3,910 Sq.Ft.

**Showing Terms:** Appointment

**Selling Terms:** All Cash

**Appliances:** Dish washer, Stove, Oven, Refrigerator, Washer, Garbage disposal, Dryer, Microwave

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

**Utilities:** 220v Electrical, Potable water, Septic tank, Aljibe/ Cistern, Solar Electric system, Tinaco, Purification system, Municipal water, Laundry Hook-up, Pressure system.

**Property Tax:** \$460 USD, Annually Approx

#### **More Features:**

- Solar heated Private Pool
- Beautiful views to the Lake
- Covered Terrace
- Full filtration including reverse osmosis
- Walled/Fenced
- Furnished
- Solar Electric system

