

PASEO DEL LAGO 30A Y 30 B-H— \$3'400,000 MXN - PATRICIA

2 BDRMS, 2.5 BATH, UNFURNISHED, 1 LEVEL IN AGUA ESCONDIDA, IX-TLAHUACAN DE LOS MEMBRILLOS

Located in Ixtlahuacan in Agua Escondido Fraccionamiento, 20 minutes from Chapala and the Lake. / remodeled gated house on double lot with attached remodeled casita. House comes with custom outside separate bathrooms and the outside landscape has plants, fruit trees, and flowering gardens. House has a master bedroom area that could easily be transformed in two bedrooms, 10.5 m x 4.6 m. Completely remodeled tiled master bathroom. Polished concrete floors in bedroom. Kitchen/living room is open concept (10.5 m x 4m) with espace to create your own meals and entertain. Kitchen area kitchen 6.3 m x5.5 m. Custom polished concrete counters. Second bathroom with toilet and sink which could convert to small bedroom/study 3.15 m x 2.98 m. You can see in the pictures, house has plenty of windows to let in all the natural light. Attached washroom area with laundry, full sink, and storage. Instant heat hot water for whole house. Sliding front and side entry doors to the house. Attached casita holds 2 single beds with full custom tiled remodeled bathroom / shower; Additional separate outdoor his / her toilets for company with outdoor sink. House has two driveways, one with automatic gate opener. House and land receives direct sunlight but tall trees keep the house and land with shade. Access right off the highway to enter your home. New Aljibe (cistern).

FEATURES

MLS: [CAR9466](#)

Lot: 770 m2—8,288 sq ft

Const: 180 m2—1,938 sq ft

Remodeled: 2023

Showing Terms: Appointment.

Selling Terms: All Cash.

Other Rooms: Separate Laundry, Den/Family Room

Utilities: 110v Electrical, Potable Water, Municipal Water

Laundry Hook-Up, Aljibe/Cistern

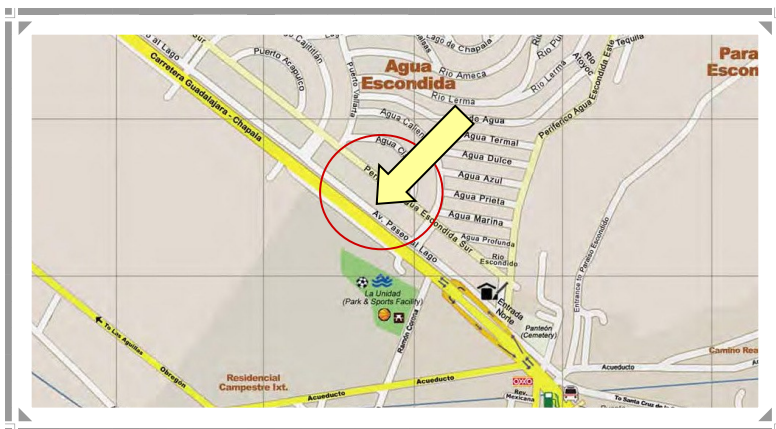
HOA Fees Approx: 6,889 MXN, Annually.

Fees Include: Security & Water.

Property Tax: \$1,286 MXN Annually approx.

More Features:

- Fruit Trees
- Casita
- Close to the Highway
- A/C at Master Bedroom



Information provided is not official and is subject to unintentional error and /or omission.