

CASA GIGANTA

\$ 348,000

Calle Garcia Cacho FN 373 - Founders' Neighborhood —Loreto Bay

BEAUTIFUL 2 BEDROOM –
BOHEMIA—HOME WITH
GREAT VIEWS OF THE SIERRA
DE LA GIGANTA MOUNTAINS.

THIS IS A BEAUTIFUL 2-BEDROOM HOME
WITH AN EXTRA SLEEPING ROOM. THIS
RENTAL READY HOME IS VERY WELL
MAINTAINED AND IN VERY GOOD LOCA-
TION; NEAR ALL RESTAURANTS AND
THE LORETO BAY AMENITIES. IT HAS A
STRAIGHT STAIRCASE TO VIEWING
TOWER. ALL FURNITURE AND
HOUSEWARES INCLUDED.

THIS PROPERTY IS OWNED BY AN LLC;
THAT COULD REPRESENT SIGNIFICANT
SAVINGS ON CLOSING EXPENSES. ASK
YOUR AQUARIUS REALTY GROUP
AGENT ABOUT THIS.
READY TO MOVE IN AND ENJOY!
COME SEE IT TODAY



- ◇ 2—Bedrooms
- ◇ 1—Sleeping Area/Room (with
Single Bed/Office)
- ◇ 2—Bathrooms
- ◇ Short walk to both Community
pools in Founders' and Beach.
- ◇ Built-In BBQ and Cook Cen-
tre.
- ◇ Straight staircase to Viewing
Tower.
- ◇ All Furniture, housewares; etc.
included.
- ◇ Rental Ready



AQUARIUS REALTY GROUP



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AQUARIUS

REALTY GROUP

CASA GIGANTA - FACT SHEET

ABOUT THIS LISTING

| | |
|---|---|
| <u>Unit Type</u> | Casa Bohemia |
| <u>Community</u> | Loreto Bay—Founders' Neighborhood |
| <u>Area:</u> | Nopolo, Baja California Sur. Mexico |
| <u>Property Status</u> | Re-Sale |
| <u>Property View</u> | Sierra de la Giganta Mountains & Loreto Bay Golf Course |
| <u>Bedrooms</u> | 2 [+ Separate—Sleeping Room] |
| <u>Baths</u> | 2 |
| <u>Lot Size</u> | 1,976.25 Sq. Ft— 183.60 Sq. Meters |
| <u>Year Built</u> | 2008 |
| <u>Furnished</u> | YES |
| <u>Furnishings included in Sale Price</u> | YES |

FINANCIAL / UTILITIES

| | |
|----------------------------|---|
| HOA—Month | \$ 191.26 USD |
| Property Taxes—Year | \$ 2,784.60 Pesos (\$ 150.52 USD) |
| Annual Trust Fee | \$ 550 USD |
| Monthly Water Bill | \$ 403.52 MX Pesos (\$ 21.81 USD) — <i>Fixed amount per month*</i> |
| Average Monthly Electrical | \$ 1,251.47 Pesos (\$ 67.65 USD) |
| Average Monthly Gas | N/A |