

\$379,000 USD

A pristine home in one of Upper Ajijic's exclusive gated communities. Custom-designed to maximize on lake and mountain views. Quality throughout. Contact me to book your appointment TODAY!

Specifications:

Floors (levels)	2	Year built	2006
Construction (sq. meters)	344	Construction (sq. ft)	3,700
Lot size (sq. meters)	540	Lot size (sq. ft)	5,800
Bedrooms	3	Full bathrooms	3
Mirador (upper terrace with view)	Yes	Lake & mountain views	Yes
Covered carport capacity	2 cars	No. of Air Conditioners	2
* Internet speed (last 6 mo. avg.)	9.39 Mbps	Satellite system	Yes
Water Storage Capacity (gal)	2,600	Hot water tank capacity (gal)	30
High pressure water system	Yes	Water pressure	50 psi
Water filtration system	Yes	UV water purification system	Yes
LP gas tank capacity (gal)	80	Electrical voltage (by transformer)	115VAC
Private heated Jacuzzi (on Mirador)	Yes	Community Pool	Yes

** In spite of advertised speeds, internet speed varies considerably by neighborhood (measured with \$599 pesos per month Telmex Infinitum package).*

Sizes:

Room/Area	Size (ft)	Room/Area	Size (ft)
Living Room	26x17	Kitchen	12x12
Master Bedroom	18x18	Master Bedroom Ensuite	11x8
Master Bedroom Walk-In Closet	8x7	Main Bathroom	12x5
2nd Bedroom	15x13	2nd Bedroom Ensuite	12x5
Main Storage Closet	12x7	3rd Bedroom/Office/Den	13x13
Laundry Room	5x5	Carport Storage Unit	14x3
Japanese-style Garden	69x17	Lower-Level Terraces (Terrazas)	647 sq ft
Upper-Level Mirador	621 sq ft		



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Property Location: **Pri. Lázaro Cárdenas #96, Ajijic, Jalisco, Mexico 45920**

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