

# **FOR SALE**

## **OCEAN VIEW CONDO!**




**2 Bedroom | 2 Bath 1,380 sq ft Condo**

**Unit # 3-D Villa Bahia 1 Blvd.**

**Beltrone, Km 11.5**

**San Carlos, Sonora , Mexico 85506**

A dramatic sunset over a beach. The sky is filled with dark, heavy clouds that are illuminated from below by the setting sun, creating a vibrant orange and red glow. The sun is low on the horizon, casting a bright yellow light across the sky. In the foreground, a large palm tree is silhouetted against the bright sky. To the right, a portion of a building with a thatched roof is visible. The beach is sandy and has some wooden posts or structures in the water. The overall scene is serene and picturesque.

**For Sale \$159,900 USD**

**Price Breakdown:**

**Furniture, Appliances & Chattels.....\$39,900.00**

**Condo.....\$120,000**



## DESCRIPTION

Two Bedroom, 2 Bathroom, 1.380 sq ft condo built in 2009. Professionally decorated and full furnished condo with large patio overlooking Villa Bahia Pool & Hot Tub, San Carlos Bay and renowned Mount Tetakawi.

Large open Great Room with kitchen, dining room and living room. Kitchen appliances include fridge, stove, dishwasher, microwave hood fan. Spacious master bedroom with patio doors overlooking San Carlos Bay, ensuite with large tiled walk-in shower. Guest bedroom and second bath with large tiled walk in shower. Utility and laundry room with clothes washer/dryer combination. Storage unit and covered parking.



# CHATELS

Window coverings, fridge, stove, dishwasher, microwave/hood fan, two (2) Samsung televisions, DVD player, two (2) His & Hers mountain bikes, all kitchen ware and furniture (receipt for furniture available upon request).

## ADDITIONAL INFORMATION

**Villa Bahia is a Secure Gated Community with full time maintenance staff, access to the second floor condo is by elevator or stairway, HEATED swimming pool & Hot Tub & a private BBQ area for residents use.**

**Condo Fees:** \$225.00 USD per month . Covers exterior & swimming pool maintenance, elevator maintenance, internet & property insurance. Copy of Condominium By-Laws & Financial Statements available upon request.

**Property Taxes:** \$4310 Mx.Pesos \ \$219.00 USD

**Utilities:** Power & Water averages \$150.00 +/- Per Month

**3 Steps for BUYING MEXICAN REAL ESTATE FOR NON LOCALS**  
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## GETTING TO SAN CARLOS

San Carlos is located on the Northwest of Mexico, 242.4 miles from the USA border. If you travel by car, San Carlos can easily be reached from Phoenix AZ within a single day drive in a little more than 6 hours; highway Mexico 15 is one of the better maintained highways in northwest Mexico and it connects from USA border to the south of Mexico.

By sea you could get here through a cruise ship, ferry or your own boat which will be welcome at any of the marinas in Guaymas or San Carlos.

### Fly to San Carlos

American Airlines provides daily flights from Phoenix Sky Harbor International to Hermosillo . Hermosillo is located 134 Kilometers (83 Miles) from San Carlos. Shuttle & Bus service from Hermosillo to San Carlos operate daily.

Guaymas regional Airport is approximately 15 minutes from San Carlos which offers many flights throughout Mexico and is available for private flights.

# GETTING TO SAN CARLOS (cont'd)



Click [HERE](#) to check out the San Carlos Sonora WEEKLY NEWSLETTER showcasing special events, weekly calendar, local news and weather!

# LIVING ROOM



# LIVING ROOM



# DINING & KITCHEN



# DINING & KITCHEN



# MASTER BEDROOM

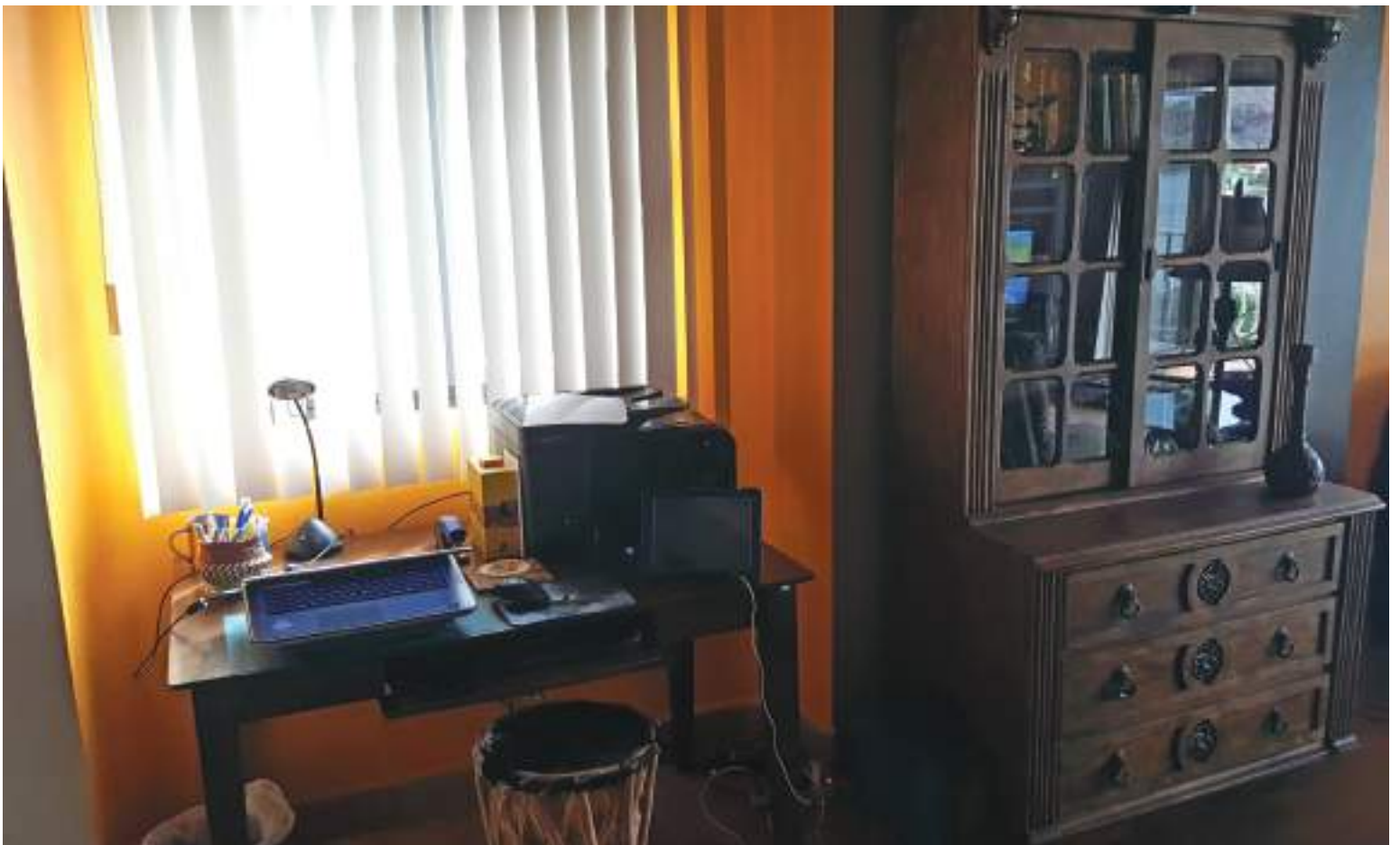


ENSUITE



GUEST BATHROOM

## GUEST BEDROOM



## COMPUTER & WORK STATION

# FLOORPLAN

1,380.3 sq ft | 129.00m<sup>2</sup>





# **FOR SALE BY OWNER**

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**NOTE: REALTORS PROTECTED**