

### Off the Grid in Gated Community with Beach Access - **\$45,000**

6100-004-12 &13, San Felipe, 21850



• Type: **Residential** • Style: **Single Story**



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**Amor Property Real Estate**  
 Plaza Paraiso #9 , San Felipe

#### Property Summary

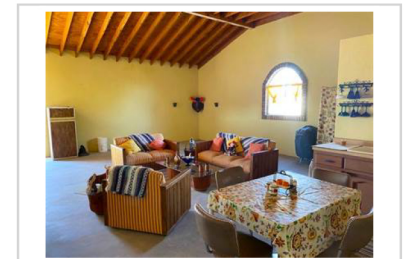
Type: **Residential**  
 Style: **Single Story**  
 Garage: **No**  
 Has Suite: **No**  
 Taxes: **\$80 (1)**  
 Development Level: **Built**

#### Description

Off the Grid with Two solar lots in the gated beach community of El Dorado Ranch. One lot #12 has a oversize two car garage with roll up doors about 800 sq feet and two-man doors on either side. In the Garage space is a kitchen with full counters, cabinets, a kitchen sink, vintage O'Keefe and Merritt Propane Stove and refrigerator. The space is fully livable, a full Bathroom, tiled shower & 6oors, a cabinet sink and toilet. The space has been used as a casita, with owners living there while planning to build a home on the 2nd lot. There's a storage shed with 2 locking screen doors about 10 X 6 ft and two RV pads 25 ft deep with clean outs and a Palapa between each pad. Nice for friends to visit. The other lot, #13 has a 3500-gallon cistern, pressure tank and 12 volt pump and palapa. And one solar panel that charges up the tankless hot water heater and two lights. The set of house plans is for a 2 bedroom and 2 bath home at about 2200 sq ft. Amenities included .Beach access, Baja Medical Center, Gated Community with 24 Hour Security, Championship Golf Course. Call Uria Amor for a home tour 619-822-3132

More included amenities: Restaurants & Bars, Tennis Complex with pickleball and tennis, Community Pools and Water Volleyball Pool

Also available on sight: Equestrian Center, Private Function Room, Golf, Golf Lessons, Golf Tournaments, Tennis & Pickleball, Water Volleyball, Water Aerobics, Yoga, Movie & Karaoke Nights, Poker & Card Games, Horseshoes, Bocce Ball & Cornhole, Horseback Riding, Desert Excursions, Beach Combing/Shell Collecting, Clamming, Full Moon Mixers, Saturday Swap Meet



**Call Uria Amor at**  
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