

Baja Retreat in PDO, Exceptional Value, w/ Double Lot \$269,000

Calle Playa Coco #2 Block 1 L03 C 2, San Felipe, 21850



*Type: Residential *Single Story -Bedrooms 2 Bathrooms 2 2-Car Garage



Uria
PH: FROM US: 1+(619)822 3132
uriamor@yahoo.com
Km178.5 Carretera Mexicali-San Felipe #5
L9 Plaza Paraíso ,San Felipe BC.21850

Property Summary

Type: Residential Style: Single-Story
Bedrooms: 2 Bathrooms 2
Attached 2 car garage Has Suite: Yes
Condo Fees:1, 170 Sqft: Aprox. 3767.37sqft
Property Tax: 250 Lot size 10, G07 sqft

Description: This One of a kind single-story 2-bed, 2-bath home, offers full ownership, double-lot home in the gated community seaside community of Playa de Oro.

This property offers ownership an existing Mexican Corporation. This allows for a faster and more affordable title transfer with the alternative to forming your own Fideicomiso.

Step inside to find a comfortable living room with a decorative fireplace, a separate dining area, and a fully equipped kitchen. Newer mini-split A/C and heating units ensure comfort in every room. Outdoor living is a dream, featuring an oversized covered front patio with beautiful Saltillo tile and a hand-painted fountain. You'll also enjoy the attached oversized two-car garage, a tiled rooftop deck, and a massive 600+ sq ft palapa pre-wired and plumbed for gas, water, and electricity. The grounds are beautifully maintained with mature, lush landscaping and an automatic irrigation system.

Property Features s Amenities

- **Double Lot, Legally Fused:** Enjoy twice the space with just one HOA fee. Both lots are fully enclosed within perimeter walls for 24/7 gated and patrolled security.
- Two large bedrooms, each with private en-suite bathrooms
- Living room with decorative fireplace
- Separate dining area C fully equipped kitchen
- Extra storage C 9-ft ceilings
- Newer mini-split A/C + heating units in each room
- Oversized two-car garage for vehicles, tools, or gear
- Additional room for toys and tools on-site
- 600+ sq ft palapa with electric, gas, and water—the ideal outdoor kitchen, bar, and gathering space
- Oversized covered front patio with Saltillo tile, a tiled roof, and a hand-painted fountain offers additional entertainment space



Call: Uria Amor at
Cell: 619-822-3132

uriamor@yahoo.com

www.amorproperty.com

www.realestatesanfelipe.com