

# *Features and Details*

## **Casablanca Sale Information**

**Playa Troncones, Mexico**

### **The Property**

#### **Property Size:**

Total property size (two lots):	2357 sq. meters (25370 sq. feet)
Beach front:	34.8 meters (114 feet)
Total built out area:	4400 sq. feet
Plus palapa roof top area:	1000 sq. feet

#### **Outdoor property includes:**

- landscaped gardens with mature fruit trees including mango, lemon, coconut and banana.
- 2 beach palapas plus outdoor lounge furniture
- covered tiled enmarada (gazebo) (168 sq ft) overlooking beach and ocean with hammocks, outdoor dining table and chairs, lounge chairs
- outdoor shower stall

### **The House**

#### **First Level:**

- kitchen w stove, oven, refrigerator, lower cabinets, polished cement counter tops (kitchen and dining nook 110sq ft)
- dining nook w bamboo table 4 high chairs
- living room (300 sq ft) w 3 seat overstuffed sofa, matching chair w ottoman, desk and chair, sofa table and side tables, French doors leading on to covered beach front patio
- 1st bedroom (162 sq ft) w queen bed and open bamboo closet, French doors leading on to covered beach front patio, adjoining bathroom (36 sq ft) w sink, shower, toilet
- 2nd bedroom (175 sq ft) w 1 king bed and 1 full size bed and open bamboo closet
- separate bathroom(63 sq ft) w sink, shower, toilet
- hallway (26 sq ft)
- wrap around patio (576 sq ft, 9 ft wide) on 2 sides overlooking beach and gardens. Pine dining table and 6 chairs, 2 bamboo lounge chairs, glass top wicker table w 2 chairs, bamboo seating area w 2 seat sofa, 2 matching chairs and table
- extended uncovered cement patio (405 sq ft)
- office and bodega (storage area) entered from carport, office (25 sq ft) has built in bench with wall shelving, bodega (55 sq ft) has washing machine and storage space

#### **Second level:**

- kitchen (182 sq ft) w island stove, pine cabinets upper and lower and Mexican tiled counters, French windows opening onto dining room

# Features and Details

## Second level cont'd:

- covered open air dining room (462 sq ft) mountain view w bamboo dining table and 8 chairs, built in cement corner seating area (8 - 10 people) w custom made sunbrella fabric cushions and pillows, eating bar and 2 high chairs overlooking kitchen area, vanity, stairs leading to roof top
- living area (300 sq ft) with wicker 3 seat sofa, 2 matching chairs, bamboo base, glass top end tables and coffee table, French windows leading to covered beach front patio
- master bedroom (374 sq ft) w bamboo custom made king bed, full size bed, bamboo end tables, built in pine wood closet. cement built in book case, French windows on each side opening to beach front patio on 1 side and dining area on the back
- walk out terrace off master bedroom (36 sq ft)
- 1 bathroom (55 sq ft) w sink, shower, toilet
- wrap around patio (546 sq ft, 9 ft wide) on 2 sides overlooking beach and gardens. Corner hammocks, cushioned 2 seat sofa and 2 matching chairs, coffee table, round dining table w 2 chairs

## Third level:

- Stairs from dining room lead to palapa covered open roof top (1016 sq ft).

## General Features:

- Ceiling fans in every room
- All windows and doors are louvered and custom made from pirota wood.
- Total house is cement with tiled flooring and tiled roofs.
- All bamboo and pine furniture hand-crafted by area Mexicans
- 2 car covered porta cochere (600 sq ft) and gravel covered parking area
- 30,000 litre water holding tank
- 2 tenacas on roof top water supply
- Gas water heater
- Septic sewer system

## Taxes:

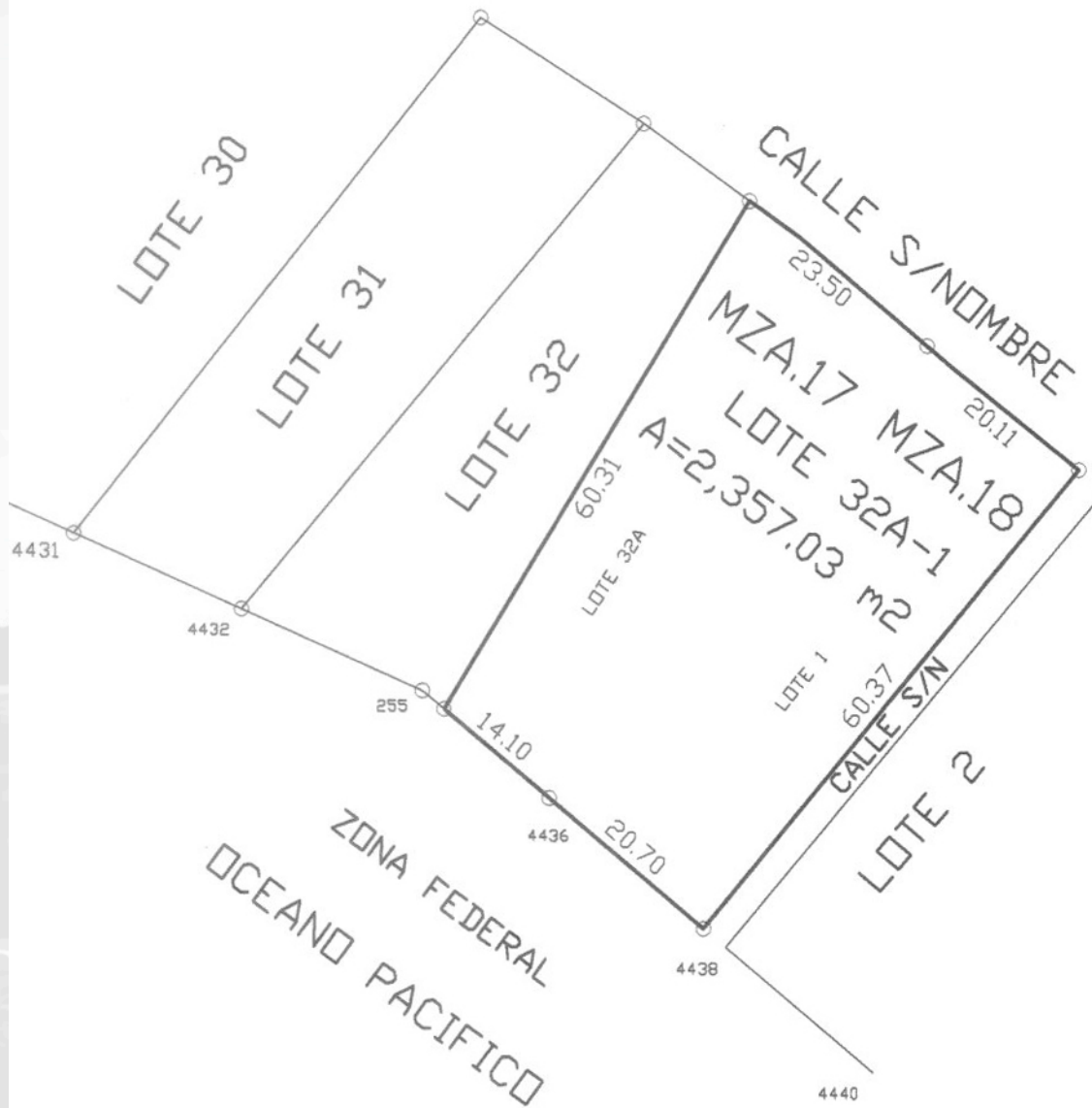
2008 property taxes: \$12,488 mex pesos (~ \$1249 USD)

## Trustee Fees:

2008 bank trust (fidelcomisio): \$642 USD

## Rental income first floor only:

- 2003 \$9585 USD
- 2004 \$19895 USD
- 2005 \$21247 USD
- 2006 \$26215 USD
- 2007 \$26680 USD
- 2009 Presently rented for 9 weeks



TUACION PROPUESTA

UBICACION LA UNION DE ISDORO MONTES DE OCA TRONCONES		ESCALA 1: 750
EJIDO GRAL. EMILIANO ZAPATA		FECHA FEBRERO, 2005
PLANO FUSION DE LOS LOTES 32A, MZA.17 Y 1 DE LA MZA.18		CLAVE DEL PLANO
LEVANTO ING. MARCELO MARTINEZ TREJO	Vº Bº PROPIETARIO	AUTORIZO