



SF Detached Status: **Active** List Price: **\$480,000**
 Listing Type: **Resale**
 Address: **Casa 21** See Photos: **Below**
 Subdivision: **Las Ventanas**
 City: **Puerto Nuevo** **Rosarito Baja Mexico**
 Cross Street: **M-1 Toll Road** Community: **Las Ventanas**

Directions: **Toll Road to Puerto Nuevo, Exit. KM # 44.5**
Check in at the gate with guard by appointment

General Information

Bedrooms: 3	View: Ocean, Coastline, Sunsets
Optional BR: .5	Exterior: Stucco, Stone
Baths: 2.5	Floors: Travertine
Est Interior Sq. Ft: 2,600	Heat: Central Forced Heat
Year Built: 2006	Cooling: Ready for Central Forced Air
Stories: 1 Story	Pool: Community
Lot Sq. Ft.: Approx. 6,000, Corner	Jacuzzi: Community
Est Total Construction Sq. Ft: 2,900	Water: City
Ownership: Bank Trust	Parking: 2 car garage + 2 spaces
Roof: Concrete Tile	Pets: Yes
Fireplace: Great Room & Front Patio	

Rooms Information - Borja Floor Plan

Living Room:	Dining Room	Family Room:	Kitchen:	Extra Room:
Master Suite:	Bedroom 2:	Bedroom 3:	Garage: 2 car	

Additional Features

BBQ: Built in back yard	Parking: 2 Car Garage
Boat Facilities: Small Jet Ski Ramp	Security: 24 Hour Guard and Gated, Alarm System
Guest House: Detached	Patio: Concrete
Laundry: Custom Built-In	Spa: Community
H.O.A Dues, Reserves & Federal Zone: \$590	Telecom: Satellite Dish, Wireless Internet, Other/Remarks

Complex Features: **Community BBQ and Palapa on the Beach, Jacuzzi & Pool**
 Equipment: **All Appliances (Dishwasher, Washer, Dry new) and Most Furniture Available with Purchase.**

FEATURES: Spectacular Ocean View Villa in a Private Gated Community at a price long past on the California coastline! Have panoramic coastal views for miles and miles. Built in 2006 by an Award-Winning American Developer from Newport Beach, CA. Perfect for a Vacation Home or Residence with Large Master bedroom and a 2 bedroom, attached guest casita. Situated on a large lot in the community with elevated views expanding to both the north & south coast line. Custom wraparound patio starting at the front entrance and stretching to the back patio with built-in water features and beautiful landscaping! Each patio has water, gas and electric for Elegant Outdoor Entertaining. This Villa boasts over 6,000 square feet of luxury indoor and outdoor beach living with extensive upgrades including granite counter tops, surround sound speakers throughout, stainless steel appliances, travertine tile and solid wood & glass features throughout. Home comes furnished! This Luxury, Single Family Home is a RARE find and is just 30 miles from San Diego!

Office and Showing Instructions

Contact Agent:	Agent Phone:
	Office Phone:
Email:	Showing: By appointment



