

IH123, 4 BEDROOM SAN PEDRO EL ALTO HOME ON LARGE LOT WITH TERRACE HOT TUB

for sale. \$ 348,000



Tucked away on a quiet side street in San Pedro el Alto, this large family home is a must see. Completed in 2008, the 222 M² (2,390 Ft.²) two level house is in excellent condition and ready to move in. Surrounded by high bougainvillea covered walls, the corner lot is 838.44 M² (1,200 Vrs.²) and is fully landscaped, including mature palms and an abundant lime tree. The home has four large bedrooms with three bathrooms and one of the bedrooms, located off the downstairs master bedroom, could easily be converted into a private study or office. The living room has large windows that provide plenty of natural light and the corner fireplace creates a relaxed gathering place.

Inside the entryway, off the living room, is a comfortable sitting room with a stone accent wall, a rich beamed ceiling and a garden/pool view. The sitting room is suitable for a media room, away from the main gathering area. The ground level also has a distinct dining room that seats eight. A pass-through serving window separates the dining room from the kitchen and a wall of windows look out to the garden and lawn. The generously sized kitchen has substantial counter space and there is considerable room for expansion, presenting numerous design options. A laundry room and maids quarters are located in a courtyard off the kitchen, in the back of the home. A spiral staircase ascends to the second level hallway, two upstairs bedrooms, a shared bathroom and a wonderful family room. With oversized closets, one of the bedrooms could serve as a second master. The private upstairs family room has a fireplace and opens onto a terrace that traverses the length of the house. The terrace is divided into a covered portion and an expansive open terrace that contains a hot tub that looks out over the property, with unobstructed views to Vulcan de Agua.

Venturing up a small ladder from the terrace to the rooftop patio provides expansive views of Vulcan de Fuego. A cobblestone floored gazebo invitingly draws you outside the home into in the garden and side yard. The wired sound system and the built-in barbeque create the perfect area to entertain or relax with family. A small in-ground pool and hard-surface basketball court further enhance the amenities the home has to offer. Whether your interest lies in a full-time residence or a weekend family home, this residence has it all.

BASE INFORMATION:

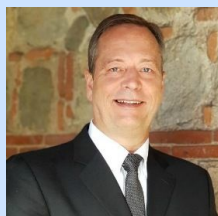
Bedrooms : 4
Bathrooms : 3

AREA INFORMATION:

Construction : 222
Lot : 838.44

CONVENIENCE:

General Amenities: Cistern,Corner Lot,Volcano View,
Appliance Amenities: Dryer,Fridge,Micro wave,Range/Oven,Washer,
Energy Savings Amenities: Electric Tankless Hot Water,Fireplace,
Exterior Amenities: BBQ,Covered Patio,Exterior Lighting,Fruit Trees,Garage,Garden,Open Deck,Spa/Hot Tub,Swimming Pool,Terrace,Wall Fountain,
Interior Amenities: Cable TV,Internet Available ,Laundry Room,Maids Quarters,Sound System,Storage Room,
Landscape Amenities: Landscaping,Lawn Area,
Security Amenities: Gated Community,



Name **Glenn Wilson**
Address 6 Calle Poniente #39, Antigua, Guatemala, Antigua Area
Phone 502-7832-1975