



San Marcos la Laguna, LAKE ATITLAN AREA

Large, 2400 square foot 2-story custom built home with stunning views of the volcano, lake, mountainside and valley situated on more than 1.5 acres of land prime for development. Ideal location for yoga, health, air&b, eco or non-profit center. A brisk walk on an unpaved path above San Marcos. (200 feet above village)

House and huge garden are surrounded with an 8-foot high stoned-faced wall topped with razor wire and bouganveia and a locked gate The garden is home to beautiful plants, flowers, ferns, raspberries, orchids, air plants and poinsettias. There are numerous orange, avocado, grapefruit, fig, banana and lemon trees and 1/2 acre of coffee. Throughout the garden are winding stone pathways and a 15-foot circular raised bed just waiting to be transformed into a fire pit or fountain. Entering the first-floor unit there is a large stoned-flagged patio with 3 wooden patio chairs and 4 stone/cement columns. First Floor Unit: large open kitchen/dining area, living room with fireplace, two bedrooms and a bathroom with a large stone shower and custom tile-work. The kitchen includes a large electric refrigerator and 6-burner propane stove 2nd bedroom has secure, iron door safe space-approximately 3X3x8 2nd Floor Unit: large open kitchen/dining area, living room, two bedrooms and a bathroom with a stone shower and custom tile-work. The kitchen includes under-counter electric refrigerator, 4-burner propane stove and custom built wood shelving. 1st bedroom skylight and stunning views. 2nd bedroom has a 20-foot dome ceiling Custom Features: 1st floor unit-9 foot ceilings, with hand, plastered moulding, arches, and fireplace 2nd-floor unit-Beautiful vaulted ceilings with large skylights 2nd-floor unit-keyed exterior and interior access via stone staircase Doors, multipaned window frames and 2nd-floor ceiling made of Cypress wood. All stonework is Laja stone lovingly collected from the mountain. Utilities/Power 800-gallon water tank with daily fill from city water (the title is transferable) Two Panel solar system recently updated with a 1-year guarantee panel available) Working shared washer The large gas generator (included as-is) Other Features Both units have 30 foot stoned flagged patios/balconies One large locked bodega 10x10 One smaller storage area beneath outside stairs Outdoor Mayan solar shower with privacy Most windows have security bars All exterior entrances, front gate and interior staircase are keyed. Interior doors can be locked with a simple key. Sold partially furnished-4 double beds, 1 single bed, large 4 seater couch, dining table with 4 matching chairs, 4 handmade adderronack chairs, towels, sheets, kitchen utensils, pots/pans, tools, washer and numerous other supplies.

BASE INFORMATION:

Bedrooms : 4
Bathrooms : 2

AREA INFORMATION:

Varas : 7081
Construction : 223
Lot : 4940

CONVENIENCE:

General Amenities: Volcano View,
Appliance Amenities: Range/Oven,Fridge,
Energy Savings Amenities: Solar Electric,Fireplace,
Exterior Amenities: Garden,



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