545, COLONIAL STYLE HOME WITH LARGE YARD AND POOL

Off Market. **$ 795,000**

Central Antigua, Antigua, Guatemala, 03001, ANTIGUA AREA, Sacatepequez

This unique Colonial style home was designed and built by Antigua's noted architect, Franklin Contreras, and has been lived in by the original owner since it was completed 14 years ago. The home sits on a 1236 Vara (836.70 Sq Meters) lot, just minutes from Antigua's central market, and a 15-minute walk to Central Park.

The home has an extremely large rear yard with a 20 Meter heated lap pool with a changing room and showers and is beautifully landscaped. The entrance to the home and parking area is secured by an automatic garage door opener, which leads to a driveway that can accommodate several vehicles, plus covered parking for 2 vehicles. The home has 460 Sq. Meters of construction (4951 Sq. Ft) on 2 levels. The main level contains the formal entry, living room, and dining room, kitchen with pantry and laundry room. The upstairs level has the master bedroom with a full bath, a TV room and office/studio with open design and large walk-in closets, plus a walk out to the rooftop patio that gives you amazing views of Agua, Fuego and Acatenango volcanoes, and overlooks the rear garden and pool area. There are 4 individual gas fireplaces within the home located to provide subtle ambiance. The home is equipped with a security alarm, WiFi throughout, a large capacity cistern, and a garden sprinkler system. Based on the current appraised value, the home is reasonably priced to the market, and offers will be considered.

BASE INFORMATION:

Bedrooms	: 3
Bathrooms	: 2.5

AREA INFORMATION:

Construction	: 460
Lot	: 836.7

CONVENIENCE:

General Amenities: Walking Distance to Central Park,Volcano View,
Energy Savings Amenities: Fireplace,
Exterior Amenities: Wall Fountain,Terrace,Swimming Pool,Garden,Covered Patio,
Interior Amenities: Spanish Corridors,Cupula ,Cable TV,
Landscape Amenities: Lawn Area,Landscaping,

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