



## Pacoc Yacht Club, San Lucas Toliman, LAKE ATITLAN AREA

3-bedroom, 3-bathroom family vacation home is located in the middle of the secure, peaceful, gated Pacoc Yacht Club near to San Lucas Toliman. The home is surrounded by private, lush gardens and is beautifully designed for outside living for large groups. There are two structures connected by an outside corridor. One side has two bedrooms that share a bathroom: a double and a bunk room. The other structure has a small bunk room with en-suite bathroom and next door the master bedroom with en-suite bathroom. Outside of this structure is a large, cosy living space with a big open fireplace and a Jacuzzi. A short pathway takes you to a pagoda-like structure which houses the kitchen and dining area as well as another doorway to the street outside (the house is accessible on two sides). All is surrounded by avocado trees, flowers and bushes. There is a small patio area in the middle of the lawn and off to one side another platform area with a half-built kitchen – which could even be turned into another en-suite room with kitchenette perhaps! The Pacoc Yacht Club is about a 10-minute drive from San Lucas Toliman on the road to Santiago Atitlan. It is a condominium of about 40 homes with 24-hour security and garage areas for boats. The gardens are extensive and very well manicured. There are leafy, open public spaces and a beautiful waterfront area with docks and a lighthouse. This luxurious home is being sold with all furniture and white goods included.

### BASE INFORMATION:

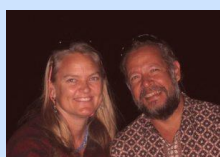
Bedrooms : 3  
Bathrooms : 3

### AREA INFORMATION:

Varas : 2339  
Construction : 260  
Lot : 1632

### CONVENIENCE:

**Appliance Amenities:** Range/Oven,Fridge,  
**Exterior Amenities:** Open  
Deck,Garden,Covered Patio,BBQ,  
**Interior Amenities:** Furnished,  
**Landscape Amenities:** Landscaping,  
**Security Amenities:** Gated Community,



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