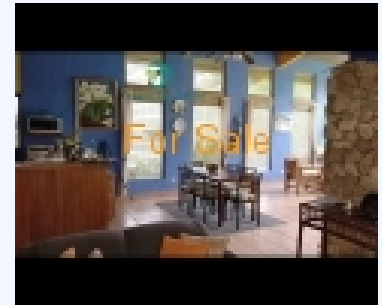
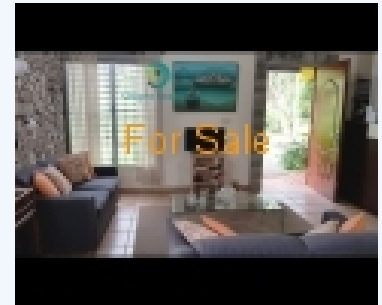


## # TL125, SOLD! CLASSIC EL VALLE HOME WITH UNIQUE FEATURES

Sold. \$ 325,000.00



### El Valle, COCLÉ

This classic El Valle 3 bedroom home of approximately 230 m<sup>2</sup> with bohío on a corner lot has some unique and highly desired features. Special construction techniques and high ceilings have been built in to provide a cool and a virtually humidity proof environment.

CLICK ON> INSTAGRAM The modern kitchen has rich wood cupboards. The master bedroom includes an in-suite bathroom and a huge walk-in closet. Linen closets add to the amount of storage. The laundry room is conveniently located outside. The living area has floor to ceiling glass giving you the enjoyment of the outdoors. Natural stone with the colorful décor adds a rustic accent to the interior. Step out to the covered terrace to further enjoy the great outdoors close up. The house has a reserve water tank and --- a basketball court. The house sits on a manageable landscaped lot of 2250 m<sup>2</sup>. In the back part of the lot is a solid bohío that could be transformed into a one bedroom rental with private separate entrance. The bohío already has a half bathroom. For about \$5,000 of construction costs, it could bring in about \$700 a month in rent. The house is priced to sell at only \$325,000. El Valle de Antón is a well-known mountain community located at 600 meters above sea level. It is just 2 hours' drive from Panama City and under one hour from several public beaches in the Pacific Coast. With cool temperatures throughout the day, this town has become a weekend destination for many Panamanians living in Panama City as well as one of the top touristic and residential towns in Panama. There are many markets, restaurants, a new mall offering many other amenities and services, including a 24 hour Rey Supermarket, gym, deli gourmets, and an art gallery. The popular farmers market is opened every day where you may find a wide variety of fresh fruits, vegetables, and tropical plants. El Valle has many attractions. You can enjoy hiking in the mountains, hot water springs, canopy and horseback riding as well as various other activities. AVENIDA CENTRAL, THE MAIN STREET IN EL VALLE, HAS RECENTLY UNDERGONE A BEAUTIFICATION PROJECT WITH LANDSCAPING, NEW INLAID SIDEWALKS, AND DECORATIVE LIGHTING. A BRAND NEW STATE-OF-THE-ART HOSPITAL WHICH WILL BECOME THE MOST MODERN FACILITY IN THE PROVINCE IS NEARING COMPLETION IN THE TOWN. CLICK ON> A TRIP TO EL VALLE DE ANTON

#### BASE INFORMATION:

Bed	: 3
Bath	: 2.5
Living Areas	: 230 sq meters (2,475 sq ft)

#### CONVENIENCE:

**General Amenities:** Cable Internet, Cable TV, Gas Hot Water, Landscaping, Refrigerator, Stove, Walk-In Closet, Washer/Dryer,

#### NEIGHBORHOOD:

Shopping center	: 10 minutes by Car
Town center	: 10 minutes by Car
Hospital	: 10 minutes by Car
Police station	: 7 minutes by Car
Coffee shop	: 8 minutes by Car
Beach	: 45 minutes by Car
Super market	: 10 minutes by Car

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