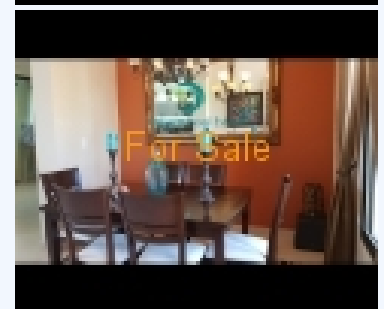
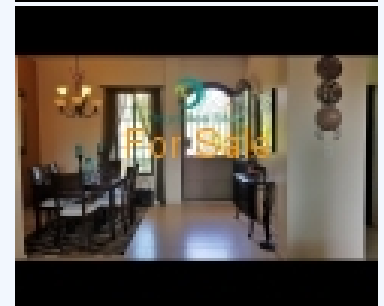
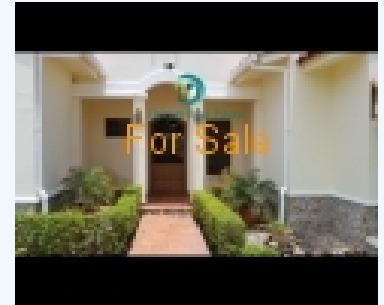


# # TB142, BEAUTIFUL HOME IN PANAMA PREMIER GATED COMMUNITY OF HACIENDA PACIFICA

Sold. \$ 399,000.00



## Hacienda Pacifica, San Carlos, WEST PANAMÁ

Located in the premier gated community of Hacienda Pacifica, this beautifully furnished 3-bedroom, 2.5 bath, 320 m² home with a pool, a large covered terrace, and a bohío, is a real gem. Hacienda Pacifica, located near the famous beachside town of Coronado, is a North American type development with all paved roads, streets lights, street signs, garages, and underground utilities. Strict CC&R's govern such matters as house colors, building additions, and any matters regarding the quality of the community. Tax exoneration until 2020.

CLICK ON> INSTAGRAM HOUSE FEATURES: Open floor plan with separate living area, dining area, and kitchen Small built-in bar off living room Kitchen has special 42" high - inch thick granite counter tops Frigidaire stove has 5 cast iron burners 64" Frigidaire Professional refrigerator/freezer Garbage disposal – unique in Panama Extended laundry room has high front-loading Frigidaire washer/dryer Floor-to-ceiling pantry shelving in this large laundry room Master bedroom suite has double sinks and sizable walk-in closet MBR overlooks pool and bohío Dehumidifier in the MBR is vented to the outside 2nd bedroom is nicely decorated with nautical theme and faces the front 3rd bedroom currently used as office with pleasant green views Spa-like custom bathrooms with upgraded shower doors, cabinets, and counters 4 a/c splits plus fans in every room, including closets, bathrooms, laundry room Honeywell alarm system connected to alarm company New ARC water heater OUTDOOR FEATURES: Complete privacy – natural vegetation surrounds property Kidney-shaped pool is 5 ½ feet deep at deepest part "Cool Deck" surrounds the pool plus 4 lounge chairs Outdoor shower by pool and all pool equipment & chemicals enclosed 24' x 22' covered terrace with outdoor tropical living set including 7' dining table Terrace also has barbeque, refrigerator, stove/oven combo, work table, 3 fans 25' x 20' hard covered bohío houses ping pong table, 2nd BBQ, table & 4 chairs Bohío has water & electrical - can easily be converted to a casita by adding walls The 1550 m² lot has 4 raised beds for growing vegetables and other plants Property has producing papaya, lemon, avocado, star fruit, coco palm trees & more Drip water system for beds and pots Many upgrades have been added to ensure easy maintenance in a tropical climate: Gutters, downspouts, system of channels, ensures no flooding or filtration problems Roof tiles have been wired to prevent flapping or blowing away in high winds 2,200 gal. reserve water tank, pump, filter, and auto pressure system – always hot water COMMUNITY FEATURES: A half dozen golf courses – including top rated Panama courses - within a half hour Close to Coronado Beaches and Punta Barco & San Carlos surfing beaches Numerous international restaurants and coffee shops are scattered along the coast Hacienda Pacifica directly off Pan American highway, but far from traffic noise A "Country Lifestyle." Rolling hills, green belts, only single-family residences On the banks of

### BASE INFORMATION:

Bed	: 3
Bath	: 2.5
Living Areas	: 320 sq meters (3,445 sq ft)

### CONVENIENCE:

**General Amenities:** Cable Internet,Cable TV,Dishwasher,Freezer,Fruit Trees,Gas Hot Water,Landscaping,Microwave,Refrigerator, Stove,Swimming Pool,Walk-In Closet,Washer/Dryer,

**Appliance Amenities:** Garbage Disposal,  
**Community Amenities:** Tennis/Pickle Ball Court,

**Energy Savings Amenities:** Gas Stove,Propane Hot Water,

**Exterior Amenities:** Covered Patio,Exterior Lighting,Garage,Bohío/Gazebo,

**Landscape Amenities:** Lawn,

**Security Amenities:** Burglar Alarm,

### NEIGHBORHOOD:

Shopping center	: 5 minutes by Car
Town center	: 5 minutes by Car
Hospital	: 8 minutes by Car
Police station	: 5 minutes by Car
Airport	: 30 minutes by Car
Coffee shop	: 5 minutes by Car
Beach	: 10 minutes by Car
Cinema	: 8 minutes by Car
School	: 10 minutes by Car
Super market	: 5 minutes by Car

the Teta River – enjoy the waterfalls, picnic, and take a dip Master plan includes the construction of an Equestrian Club Owners are mostly professional people – they demand quality environment Quiet, even on weekends. Loud parties and music not allowed. 24/7 security. Nightly patrols by security company and police. Community rec center has 25-meter pool, tennis/pickle ball court, & party room HOA dues are \$150/month & include security, water, trash, community maintenance More on the Location: Hacienda Pacifica is an hour and fifteen minutes from Panama City and only 20 minutes from Rio Hato International Airport. It is also only 5 minutes from Coronado and all the big city amenities and activities offered to residents and guests in the area. Coronado is at the hub of the Gold Coast with gyms, restaurants, bars, and hotels - and that’s only for starters. The malls offer a wide variety of food, household shopping, plus beauty salons, pet stores, clinics, and casinos. An excellent modern clinic, private schools, churches, four modern supermarkets, full hardware stores, a brand new movie theater, and more are in Coronado. Hacienda Pacifica is 50 minutes from the new Westland Mall, one of the largest and newest in Central America.



Name	<b>Terry Bradford-Gugel, Owner</b>
Phone	(949) 630-9427 (US/Canada)
Mobile	+507-6049-7736 (WhatsApp)