



CASA BLANCA – SPEC SHEET

FEATURES & AMENITIES:

SPECTACULAR BEACHFRONT RESIDENCE LAS CONCHAS – SECTION 5 LOTS 13 & 14

This dramatic beach-front home commands breathtaking ocean & beach views. Located in the private gated community of Las Conchas, this exquisite residence is situated atop a dune that sweeps down to the Sea of Cortez along a pristine 5 mile stretch of white sandy beach. Encompassing **two** oversize beachfront lots with an area of almost **one acre** and **160 feet of beachfrontage**, this magnificent Mexico vacation retreat is priced at just **\$1,250,000**. (USD).

A blend of old Mexico and modern living are combined to make this dramatic 9 bedroom, 6 bathroom home an exceptional family vacation get-a-way. Inside the main residence is an inspiring blend of Mexican colors & traditional interior designs with an attention to detail & comfort that is unsurpassed. The home features vaulted bóveda ceilings, romantic outdoor living, eating & resting spaces, the finest furnishings & fixtures throughout. This Estate is one of the most unique homes in Puerto Peñasco, with an interior that is rustic, yet elegant, evoking the spirit of traditional Mexico with a contemporary twist. There is complete privacy and yet plenty of space for entertaining on a grand scale. Casa Blanca offers a seamless transition between indoor and outdoor living with wide open spaces, secluded nooks and dramatic vistas. Perfect for a private vacation with your family and for entertaining with friends.

Features over **7,200 sq ft** of interior living space & **3,450 sq ft** of covered & open terraces & patios. (Only single family residence in Las Conchas situated on two beachfront lots.) Full seawall, established federal zone fees. Bank Trust & HOA docs in place. This is a luxurious turn-key home w/no-hassle ownership, price reflects motivated sellers, this residence by far the best value for beach-front in all of Peñasco.

Shown by appointment only.

FANTASTIC VACATION BEACH HOME OPPORTUNITY!

Las Conchas is an exclusive gated community, minutes from Penasco's dining & shopping but completely secluded where you can escape to the golden desert and turquoise beauty of the Sea of Cortes! Las Conchas is a community to be enjoyed by the discriminating few. The entire development is protected day and night by professional security and offers the piece of mind that your family and property investment is protected.

The Las Conchas development is connected into Penasco's municipal water & electrical supply - providing water & electricity to each home site, waste service & road maintenance provided by HOA.

Swim with the dolphins at your doorstep, miles and miles of beach!

- Exquisite main house & guest quarters, over 7,200 sq ft of interior living space, gated and fully walled for privacy.
- 9 bedrooms beautifully appointed, sleeps 16—24
- 6 bathrooms with custom tile.
- Master suite w/bóveda ceiling & fireplace with attached office/library.
- Hacienda style antiques & numerous niches.
- Outdoor Gas BBQ & Firepit area w/hammocks & party seating.
- Massive fireplace in living area, dramatic arched boveda ceiling with breathtaking ocean & beach views.
- Custom cabinetry, inspiring blend of mexican colors & tile designs.
- Exotic "Colima style" beachside palapas.
- Terrace entertainment area 180 degree vistas overlooking beach & Sea of Cortez.
- Two full kitchens, totally separate living areas, great for large family or corporate retreats.
- 50" plasma TV in living area, DSL, Direct TV, surround sound system, Vonage lines & wireless internet, alarm system.
- 20,000-Liter water reservoir (allowing full water supply for 10 people for 10 days)
- Central A/C with individual zone controls.
- Massive 3 car garage, integrated workout room & basketball court.
- Bank Trust in place with LLC.

**TOO MANY AMENITIES TO NAME
COME & SEE FOR YOURSELF!!!**

Address: Puerto Penasco, Las Conchas subdivision, section 5 lots 13 & 14.
Type: Residential **Style:** **Bedrooms:** 9, 4-main, 5-guest **Bathrooms:** 6, 3-main, 3-guest **Garage:** Triple, Attached "Plenty of Extra Parking" **Size:** 7,141 sq. ft. interior - total 11,321 sq ft **Lot Type:** Rectangular **Lot Size:** 3,850sq. m. 50m x 77m "@ One Acre" **Year Built:** 1991 main residence & 2004 guest house **MLS®:** TBD

For more information or to schedule a showing please call Mike Clifton at Tierra Antigua Realty – (480) 217-1392 or e-mail at miketclifton@hotmail.com

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CONSTRUCTION COST ESTIMATE

			cost		total
MAIN HOUSE					
Living area	4,243.90	Sq Ft	\$	150.00	\$ 636,585.00
Covered entry walkway	260.00	Sq Ft	\$	52.00	\$ 13,520.00
Mian Terrace	2,420.00	Sq Ft	\$	42.00	\$ 101,640.00
BBQ / Fire Pit Area	500.00	Sq Ft	\$	48.00	\$ 24,000.00
Beach Stairs	520.00	Sq Ft	\$	9.50	\$ 4,940.00
Driveway & Parking Areas	4,880.00	Sq Ft	\$	9.50	\$ 46,360.00
Athletic Court	775.00	Sq Ft	\$	9.50	\$ 7,362.50
GUEST HOUSE					
Living Area First Floor & porch	949.40	Sq Ft	\$	150.00	\$ 142,410.00
Garage	1,000.00	Sq Ft	\$	65.00	\$ 65,000.00
Living Area Second Floor & porch	1,949.40	Sq Ft	\$	150.00	\$ 292,410.00
Parking Area	645.86	Sq Ft	\$	9.50	\$ 6,135.63
perimeter walls	375.00	ft	\$	46.00	\$ 17,250.00
Sea pvc wall	175.00	ft	\$	460.00	\$ 80,500.00
Beach front lots	2.00	lots	\$	750,000.00	\$ 1,500,000.00

Casa Blanca Construction Replacement Cost	\$ 2,938,113.13
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