

## CASA PUNTA LADERA Lot N2 – Private, Ocean View, 3 Bed, 3.5 Bath, Pool, Attached Garage - \$1,275,000



### Extremely Private Ocean View Home with Extensive Upgrades in Ladera del Mar.

Casa Punta Ladera was already a stunning ocean view home with unbroken privacy but the current owners have taken it to a whole other level with numerous upgrades to an already spectacular home. This ocean view home sits on a 5,044 square meter panoramic ocean view lot overlooking Playas del Coco and measures 2,302 square feet inside air and has a total of 3,217 square feet including huge covered terraces and a 2 car attached Garage. The main floor houses a large great room with the living room, dining area, and kitchen all with great ocean views opening out onto the large covered terrace and huge ocean view infinity edge pool, wet bar and built in BBQ. On the main floor are two large and private bedrooms with ensuite bathrooms, as well as an ample laundry room, and a half bathroom. The entire second floor is a large, private ocean view bedroom with ensuite bathroom and a large private covered ocean view balcony. Fitted with stainless steel appliances, tile floors, granite counter tops, custom cabinetry, hardwood doors, and a ceramic tile roof, the home comes completely furnished with newly purchased furnishings. The appliances are all in brand new condition, the washer and dryer are brand new, and all toilets have been replaced. The interior of the house was completely repainted with 2 coats of high quality Sherwin Williams paint, and all the interior and exterior floor tile grout was cleaned and regouted. The exterior of the house has new stucco and was completely painted. The roof tiles were repaired and waterproofed, new flashing installed, and the downspout system improved. The pool terrace wet bar now has custom Costa Rican teak cabinets. The pool was resurfaced with Indonesian Sukabumi natural stone tiles, a natural stone waterfall was added, along with a pool heater. The pool deck has newly laid Dominican White Coral Stone. A water softener and reverse osmosis drinkable water system was added along with a voltage suppressor in the main electrical center. The septic system was upgraded with new large volume cement tank and all new drainage pipes. This spectacular ocean view home is surrounded by million dollar homes inside the upscale Ladera del Mar gated community where you enjoy serene privacy and are just 25 minutes to the Guanacaste International Airport (LIR) and a short drive to various beaches. Only 10 minutes to the town center of Playas del Coco where you enjoy all the watersports, shopping, restaurants, nightlife, healthcare, and services of the famed Papagayo area.





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