



# Michael Simons

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# TRES AMIGOS

## REALTY GROUP



**VILLA MI DULCINEA – 5 Bed, 2 Bath, 2 Half Bath, Terraces, Large Pool, Rancho, Bar, 2 Car Garage, Walled Property - \$995,000**

### Beautifully Maintained 5 Bedroom Estate Home With Multiple Outdoor Living Spaces and Immaculate Gardens.

As you enter the gates of this walled and completely private property you will feel as if you've entered into an oasis of lush tropical gardens, shaded terraces and old world charm. This upgraded and immaculately maintained 5 bedroom home measures 4,000 Square Feet inside air and a total of 5,500 Square feet inclusive of all covered terraces and living spaces. This spacious Villa was built to extremely high standards featuring: Vaulted ceilings; classical architectural details; porcelain and ceramic tile flooring; granite and marble counter tops; high end fixtures; and custom hardwood doors, trim and cabinetry. The front of the house welcomes you with its large covered front porch, leading to the double door entry to the vaulted ceiling great room encompassing the living room, dining room, large cooks kitchen and guest powder room. Towards the rear, the great room transitions out to a large covered terrace housing an additional dining area and living room leading to the massive backyard pool terrace complex. The large classically shaped pool - encompassed by local stone patios and shaded gardens - features a stand-alone sit up Wet Bar and adjacent BBQ rancho with half bathroom and shower. Opposite, on the far side of the pool is a brand new outside dining room, BBQ and Wet Bar with a large and secure storage room. One wing of the house is dedicated to the master bedroom suite with a luxurious master bath suite with a claw foot tub and celestial ceiling with large windows as well as a separate shower, walk in closet and toilet room. The fifth bedroom on the same wing - currently purposed as a large office and den - contains large wrap around windows overlooking a beautiful garden island. The opposite side of the home has three large and luxurious bedrooms and a large shared bathroom. One of the bedrooms currently serves as a workout room. There is a separate laundry room and large 2 car attached garage with ready access to the kitchen. Fitted with an in ground irrigation system, this thoughtfully equipped garden paradise has few rivals in terms of conveniences. This oasis like property measures almost a half-acre (2,019 Square Meters) and is in the quiet Monte Seco residential neighborhood of Playas del Coco. Just a short drive to downtown Playas del Coco where you will find a full selection of local restaurants, a wide range of shopping options and complete range of services. 20 minutes to the Guanacaste International Airport (LIR) and 30 minutes to San Rafael Hospital in the Provincial Capital of Liberia. **Sold Partially Furnished.**



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**Additional Home Features and Additions:** New Rancho with exterior laundry room, including New Lion Premium Grill System and Thermador cooktop, refrigerator, granite countertops, and teak ceiling. New water softener system with UV light. Recirculating pump for home hot water heater. Completely remodeled master bathroom including a new layout, custom vanities, new countertop, sinks, tile, and custom shower system. Completely remodeled guest bath, including new countertop, sinks, tile, and shower hardware. Completely remodeled half-bath. Installed a new electrical panel and upgraded all electrical switches and outlets. Upgraded Cat 6 wiring added throughout the house and new rancho. Voice-controlled lighting Dimmable lights and Wi-Fi lighting capabilities for the living room. Exterior lights upgraded and Wi-Fi capabilities for pool and exterior wall lights. New pantry/storage room. New paint inside and outside the house. New underground sprinkler valves sprinkler system fed from the private well for irrigation. New gate intercom and security system allowing for remote access. New Remote Accessible security system cameras 4K with night vision. Commercial-grade interior and exterior Wi-Fi system with high speed fiber internet.



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