

Summary Sheet – 3BR/3BA Las Brisas Condo, Bahia de Caraquez

<http://ecuadorbeachfrontproperty.com/lasbrisas.html>

Asking price: **\$175,000.00**



Beachfront? Beach view?	Beachfront
Name of condo	Las Brisas
Condo location	On the Malecón
GPS Coordinates	-0.600828, -80.427833
Age of building?	1996 (19 years old)
Pool?	Yes
Stairs or elevator?	Both
On site security?	Must have a key or have the concierge let you in
Parking (covered?)	2 Parking levels, covered
Storage area?	Yes, secure storage with steel door (5.6 sq m or 60 sq ft)
Pets allowed?	Yes
Annual taxes	Under \$95.00
Monthly dues	Under \$110.00
What is included in the monthly dues?	Building maintenance, concierge, pool, storage, and parking
Floor unit is located on?	Fourth
Total area?	1,674 sq ft (156 sq m)
Enclosed Area?	1,502 sq ft (140 sq m)
Balcony area?	172 sq ft (16 sq m)
Furnished?	Yes
Number bedrooms	3

Number full baths	3
Number half baths	0
Hot water plumbing throughout	Yes
Type of hot water heater	220 volt electric hot water heater
Balcony (open, covered, partially covered)	Open Balcony
W/D hook ups?	Yes, with stacked washer and dryer
Countertops: Granite, marble, wood, tile?	Marble
Number of A/C units installed	3
WiFi Internet?	Yes, CNT
Cable tv?	No
Financing available?	No

If furnished, please list major appliances and furniture.

Stacked washer and dryer, 5 burner propane stove with oven, refrigerator with freezer, microwave, blender, hand mixer, rice steamer, coffee maker, electric tea kettle, crock pot, 46" flat screen TV, 42" Surround Sound Bar, Wi-Fi Router - CNT, telephone, Stereo/CD player, one 220 volt window Air Conditioner, one 110 volt window Air Conditioner, one 220 volt wall mount Split unit Air Conditioner, seven Ceiling fans, one 220 volt Water Heater, one Queen bed, two Double beds, one wood and glass display case, one wood entertainment center, one wood dresser, 1 wood buffet with removable top cabinet, two wood wine towers, one double recliner, one coffee table, 7 wooden end tables, two wooden desks (one used as a center island in the kitchen and the second used as a folding table in the fourth bedroom), one dining room table with four chairs, three bar stools, two tables, one plastic lounge chair, four plastic patio chairs, two five gallon water dispensers, two grills and one barbeque smoker, sheets, towels, pillowcases, IKEA comforters.

Other extras included in the asking price:

1 bicycle and 2 motorcycles:

- 2014 Suzuki 125cc automatic step-through scooter for around town.
- 2013 Daytona Bull 250cc 'Enduro' for miles and miles of beach riding.

One wooden work bench, electric power tools, hand tools, welder, battery charger, and more.