

House Description and What is Included

Listing Price \$549,900 usd

Open to All Offers

Situated on a prime lot in the development, with a private driveway that enters from a dead-end street. Parking available for multiple vehicles.

This is a custom-built 3 bedrooms, 2 ½ bathrooms home built by Honduras's favourite architect, Hugo Coello.

The main entrance, with a large, covered area outside, leads you through double glass doors. The floors throughout the entire house are a large format, approximately 2 feet by 4 feet, neutral white and gray tile.

The foyer includes an inside door to the garage on the right and on the left is a staircase leading up to 2 large bedrooms with patio doors facing the Caribbean and a large private outdoor patio with glass railing to enjoy the unobstructed view. Both bedrooms include king size beds (one with matching nightstand) with pillows and deluxe duvets, covers and throw pillows. Both bedrooms have a full-length wall mirror. Both bedrooms have 2 windows that open, ceiling fans and air conditioning units.

There is a separate 3-piece bathroom with rain shower, handheld and natural stone pebble floor. The shower window looks out towards the rain forest. All bathroom linens are included.

From the foyer straight ahead leads you down the hall that has a 2-piece bathroom on your left followed by a laundry room with full sized deluxe LG washer and dryer and laundry tub with ample built-in storage shelves. Also included is the Starlink Internet with high-end Linksys Router. Further down on the left is a glass door leading to the back yard/garden.

You then walk into a very large open concept Kitchen/Living/Dining room with huge island with custom built solid wood cabinets with quartz counter tops. The kitchen boasts LG appliances: Fridge, Propane Gas Stove, Dishwasher and Microwave. All kitchen amenities are included plus toaster oven and deluxe cappuccino coffee maker.

The vaulted 30-foot-high painted wood ceilings with 2 ceiling fans and pendant lighting over islands and living area creates a palatial entertainment area. Panoramic windows overlooking infinity edge pool and the Caribbean.

The living room contains a sectional sofa, chair, coffee table, two leather stools, glass side table and free-standing designer floor lamp and grey carpet. On the opposite wall is an entertainment unit with an electric fireplace and Smart TV with a Sonos Surround sound system (5 plus 2 patio speakers) plus extra-large wall air conditioner.

The Master bedroom off the living room, on the main floor, includes a white leather king size bed with pillows, deluxe bedding and throw pillows. Two white glass nightstands with lamps are included. There is an ensuite bathroom that is completely finished in marble. A separate walk-in

shower with a rain shower and handheld plus seat area for comfort. There is also a custom-built marble bathtub for two that overlooks the Caribbean that completes this dream spa-like couple's retreat. The double sink vanity with full wall mirror and pendant lighting and built-in shelving completes the bathroom. All bathroom linens are included.

Off the main patio to the right is a staircase that leads down to a large fitness room with two large picture windows overlooking the Caribbean. There is a treadmill, elliptical, TRX, Weights and floor mats.

The exterior of the house has been designed for maximum comfort and durability including the man-made eco-friendly thatched roof with a lifetime warranty.

All patios on three levels have glass railings:

- a lower patio for evening sun
- the main covered patio with walk-out from living room and master bedroom comes equipped with 2 ceiling fans for perfect outside dining.
- Upper guest bedrooms patio

The infinity edge pool with a sunbathing patio built-in has 2 Pentair multi-colour lights. Large gradual easy access steps lead you down to the 30 foot long pool with shallow and deep end.

LPG gas has been piped to the BBQ area as well as the lower patio for a fire table.

The exterior has been protected from heavy rainfall with 25 feet high x 80 feet long retaining wall with deflecting walls and canals to direct excessive water away from the property. The house exterior, retaining wall and all flat roofs have been sealed with Aqualock 6000.

The rear yard is kept clean and bug free with imitation grass with a drainage system.

Included Exterior:

1. 14 kw Kohler LPG Generator with Auto transfer switch and OnCue Plus Online Monitoring
2. 5-person Deluxe Serenity Hot Tub with spa jets and LED lighting
3. Top of the Line Napoleon Stainless Steel BBQ with extra searing grill and LED lighting,
4. Cast iron patio table with center turntable, 6 matching chairs, cushions.
5. 2 sets of outdoor patio furniture (2 sofas, 4 chairs & cushions, 4 tables with glass tops)
6. 4 resort style pool loungers, 2 folding loungers, 6 plastic chairs
7. Treadmill
8. Industrial mop bucket, 2 mops, brooms, shovels, rakes, hoses assorted tools, extension cords
9. All flat roofs and exterior walls have been painted/sealed with Aqualock 6000.
10. All Pool equipment for maintenance.
11. Many outdoor Décor accessories for patio and pool area.

12. Queen size air mattress

Included Interior:

1. Assorted Artwork through-out house. (Except Wyland Whale Print)
2. Bedding and Linens for all 3 bedrooms and bathrooms.
3. 2 chairs, tan colored.
4. 2 leather stools.
5. Glass side table
6. Wooden coffee table
7. Sectional sofa
8. Designer floor lamp
9. Freestanding TV table with electric fireplace
10. One new Smart TV (living room)
11. Sonos Surround system (5 piece) plus 2 extra patio speakers.
12. 6 adjustable counter/bar stools
13. Extra paint for interior walls
14. Kitchen:
 - a. Toaster broiler
 - b. Keurig coffee maker
 - c. Deluxe Breville cappuccino maker
 - d. Kettle
 - e. Slow cooker
 - f. Blender
 - g. Hand mixer
 - h. Juicer
 - i. Assorted casseroles
 - j. Assorted bakeware
 - k. Assorted vases
 - l. Paderno pots and pans
 - m. Designer dinnerware: plates, side plates, bowls, cups
 - n. Designer wine glasses
 - o. Glass cappuccino and espresso cups
 - p. Assorted glassware, cups, mugs
 - q. Assorted plastic storage containers, strainers etc.
 - r. Flatware – cutlery, Cuisinart knives, serving spoons, wooden spoons etc.
 - s. Assorted ornaments, candles etc.
 - t. DVD's, Blurays, music books, cabinet full of candles