

Los Pelicanos #102

FEATURE SHEET

Condo Limon #102 is special to me. It is currently decorated with my photos and several stunning art pieces - unfortunately, those will not be staying with the condo.

The condo is huge, one of the biggest in the building, **1130 sq. ft/014 m2, 2 BEDROOMS & 3 BATH**. It is a **ground level** unit, extremely popular as a rental, no carrying up those 5-gal water jugs! The **3 bathrooms is rare in a 2 BED condo**, only a few units have 3 baths, it's a wonderful privacy layout. The bedrooms are at the back of the condo, nice and quiet. The access to the pool is brilliant 😊, you just walk out and jump in. The patio is great for dinner under the stars and BBQing on the Kuuma marine-grade s/s BBQ; custom installed – that is staying with the condo if you would like it.

The condo stays quite cool because it's the bottom unit, protected on the sides and top from sun exposure, it is also south facing, which means in the summer, the sun no longer hits the patio deck- always in the shade. With the rear windows open a bit, you get a nice cross breeze. The **hurricane shutters provide wind /rain protection, privacy and security**.

FOR REFERENCE my Airbnb link <https://airbnb.com/h/micondo-sucondo>

- **1130 sq ft, (104 m2) 2nd floor stunning condo** built by Grupo Kaua – one of the original construction companies in the area.
- **2 BED 2.5 BATH**
- **AMAZING Location Location Location** 😊 in highly coveted, “Little Italy/Hollywood”
- **Super rentable both the condo and this area, the beach/ 5th Ave is only a couple of blocks away** – 18-year rental history.
- **1 block to the spectacular NEW Chedraui Selecto** – grocery store
- **3 blocks to Mega, 5 to Walmart, and laundromat right behind the complex**
- **Large ground level pool** with loungers, outdoor shower, and bathrooms - garden courtyard
- **Gated complex, only 36 units, 24 hr security** – camera monitored.
- **FULL HURRICANE SHUTTERS**
- **Strong HOA with high compliance, professionally managed**
- **Parking stall**
- **Pet friendly**
- **Property Taxes 2024: \$1668.00 Pesos (\$92 USD)**
- **Condo Fee: \$2840 Pesos (\$157 USD)**
- **Power currently 1B - very efficient**
- **Telmex Fiber Optic Wi-Fi**

- Each BEDROOM with ensuite, double blinds/blackout and privacy
- 2.5 BATH, ensuites and ½ center bath
- Carrier Minisplit AC x 2 -the living unit (3) needs to be repaired, but replacing is maybe better option. The new owner can choose the unit they would like.
- Schlage Keyless entry
- Full-size giant 24 c.f. s/s LG bottom freezer fridge, s/s glass top stove
- Marble countertops throughout
- Large separate pantry/laundry room with Samsung fuzzy logic washer 14kg and shelving unit included.
- Tinted/UV protective glass (not film) throughout the condo.
- NEW hot water tank – 2023
- Security safe

***I will provide you the **phone numbers/contact for my service providers and technicians** (plumber/electrician, A/C guy etc.), that I have worked with for many years. They know the condo. I can also refer/ **promote the condo** IF you will be renting it out- I have a loyal following for almost 2 decades. If you treat them well, they will come back year after year. I currently rent to condo for \$3300 CAD/month.

Select furnishings, household goods/decorations/linens, towels (turnkey) can be purchased separately. This will save you on acquisitions tax. Full list available upon request

