



**\$499,000**

- 3 camas
- 2 baños

## **27 URBANIZACION CARDUMEN SUR PATILLAS BAJAS, PATILLAS, PR, US, 00723**

<https://pomahome.com>



This property, Patillas Beach and Boat House, is a 4-bedroom, 2.5-bath home on a 300-square-meter lot in the Bajos neighborhood of Patillas, Puerto Rico. The property offers spectacular views of the protected Guayama Natural Preserve, the Caribbean Sea, and the mountains of Puerto Rico. The house is 100 feet from the beach, 200 feet from [...]

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### **Lo esencial**



**Direcciones:** From the center of Patillas drive South on route 3 to the Patillas Bajas area. Pass the Patillas causeway (route 53) to the right. One mile after passing the Patillas Causeway take a right into the Bajas area of Patillas. La Curvita del Bajo restaurant is on the corner for this turn. In 1100 feet take the second right. In 150 feet this street "T's" into another street. Take a left at this T. In 140 feet the property is the 3rd house on the left.

**Ciudad:** PATILLAS

**Fecha Agregada :** Agregado hace 1 año

**Dormitorios:** 3 camas

**Baños :** 2 baños

**Medios baños:** 1 Medio baño

**Crear tour virtual automático (Sí o No):** true

**Clave del sistema fuente:** 730708175

**ID MLS:** 730708175

**Total de baños (decimal):** 2.5

**Total de baños (entero):** 3

**Marca de tiempo de modificación del puente:** 2025-04-13T12:32:07.966Z

**Fuente del área del edificio:** Owner

**Área total del edificio:** 4800

**Unidades del área del edificio:** Square Feet

**Comentarios públicos del agente:** This property, Patillas Beach and Boat House, is a 4-bedroom, 2.5-bath home on a 300-square-meter lot in the Bajos neighborhood of Patillas, Puerto Rico. The property offers spectacular views of the protected Guayama Natural Preserve, the Caribbean Sea, and the mountains of Puerto Rico. The house is 100 feet from the beach, 200 feet from the public boat launch, and 300 feet from the Patillas public beach area. The Patillas public beach area features various activities and attractions, such as kiosks, watersports, playgrounds, restaurants, and more. The property is located in a fabulous, wholesome, family-friendly area. The house consists of three areas with three separate entrances. Upstairs, there are 2 bedrooms, 1 bathroom, and a third "bonus" room that has a separate entrance and a half bath. This bonus room could easily be converted into a studio apartment with a full bathroom or used as a third bedroom, study, office, "man" cave, "woman" cave, or any other desired use. The downstairs of the house features a studio apartment, a large covered terrace with an outdoor kitchen/dining/living area perfect for cooking, entertaining, or just "chilling". The Downstairs also has a large parking area which is part of a large carport. This parking area can fit up to 4 full-size SUVs or cars or a combination of vehicles, boats, jet skis, hobie cats, and/or most any other water toy conceivable. The total parking area is 10 1/2 feet in width and 66 1/2 feet in length. 38 feet of this length is under a roof. This large parking area and the fact that the house is only 200 feet from the public boat launch exemplifies the "Boat House" aspect of the property. There is ample room for water toys and tow vehicle(s) to be kept at the house with easy access to the Guayama Natural Preserve and Caribbean Sea just 200 feet away. The total square footage of the property is 4800 square feet as follows. Indoor area: 1170 square feet; Outdoor covered kitchen/dining/living area: 780 square feet; Sun porch: 450 square feet; Covered porches and balconies: 1625 square feet; Covered Carport Area: 400 square feet; Uncovered Carport Area: 300 square feet; Storage shed: 75 square feet. The location of the house is perfect for beach and water activities. In addition the Bajos neighborhood of Patillas is just 2.5 miles from the center of the town of Patillas which has all services one would need be it banking, public services, government services, medical services, post office, shopping, hardware, vehicle repair, groceries, restaurants, or any other services or amenities one would need. In addition the town of Patillas is just 6 miles from the larger city of Guayama where Commonwealth Government services, larger stores such as WallMart/National Hardware, large hospitals, and a historic town square are located. Patillas Beach and Boat House is just a great property in a great location for a beach house/boat house getaway, as an income-producing property, or just to live and relax.

**Precio de lista calculado por pies cuadrados calculados:** 426.5

**Fecha de cambio de estado del contrato:** 2024-07-03

**Refrigeración:** Mini-Split Unit(s)

**Refrigeración (Sí o No):** true

**Coordenadas:** -65.990099, 17.976199

**País:** US

**Condado o parroquia:** Patillas

**Espacios cubiertos:** 2

**Días acumulativos en el mercado:** 284

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**Fuente de listado:** MATRIX

**Tipo de propiedad:** Residential

**Subtipo de propiedad:** Single Family Residence

