



Chame, WEST PANAMÁ

This solidly constructed home built to North American standards on a double lot of nearly 4000 m², sits on a hill at the end of a private road with gorgeous mountain vistas in a pastoral setting. The main house, with an expansive wrap-around terrace, a large outdoor kitchen, bathroom, and deposito (storage) includes 365 m² (3,929 sq ft) of construction. Add the 2 casitas and you have a total of 459 m² (4,940 sq ft) of indoor/outdoor living area. The 4 bedroom 3 bathroom house measures 171 m² (1,940 sq ft) under roof. Two of the bedrooms on one wing of the main house have private access to the spacious terrace! The terrace is equipped with hammocks and plenty of tables and chairs. These two bedrooms with a shared bathroom currently are converted into an apartment, so there is a lot of flexibility built-in.

CLICK ON> INSTAGRAM This 3-year old house has 12-foot ceilings and 36 inch wide doors. Throughout the house you will find the highest quality finishes and amenities: thick granite countertops, stainless steel appliances, and solid wood cupboards, cabinets, and doors. The variety of high-end tiles covering the floors of the interior and the terrace display the attention-to-detail. The master bedroom suite has an over-sized walk-in closet. The in-suite bathroom has double sinks in an extended granite countertop, a 2-person Jacuzzi tub, and shower. The second bedroom also has an in-suite bathroom that doubles as a guest bathroom. The solid wood Euro style closets are vented to allow air flow. The home has seven air conditioning splits, but with screened windows mountain and ocean breezes, and 15 fans inside and outside can keep you cool. A one-bedroom guest house with kitchen and bathroom sits at the highest point on your property. Any guest would have as much privacy and independence desired. This 50.5 m² casita could also provide extra income as a rental unit. The 42 m² garage has been converted to an employee's complete with full bathroom, kitchen, living room, and bedroom. It could be upgraded to another guesthouse as well. The house is on city water, and there are two 700 gallon water reserve tanks with a booster pump, filter, and back-up generator. The property has plenty of outdoor lighting and is completely fenced with a high tech security system. There is plenty of parking inside the gate with 4 spaces next to the house and 8 below the house. The property could easily be converted to a bed and breakfast establishment with up to 5 rooms. There is, even more, to love outside! The property is abundantly covered with mango trees, papaya, passion fruit, pineapples, plantains, yucca, small bananas, turmeric, ginger, moringa, neem, and lemongrass. Although you are in a bucolic setting, you are only 10 minutes from the popular beach town of Coronado and its 4 supermarkets, banks, pharmacies, doctors, vets, restaurants, and a large expat community. \$500.00 BONUS TO ANY LICENSED AGENT - OVER THE AMOUNT OF YOUR COMMISSIONS, OR ANY REFERRAL SOURCE WHO REFERS US A BUYER AND THE TRANSACTION CLOSSES SUCCESSFULLY. OR IF DIRECT SALE TO THE BUYER -- A \$500.00 GIFT FUND WILL BE GIVEN THAT CAN BE USED FOR ATTORNEY FEES; MOVING OR TRAVELING COSTS; A GIFT CERTIFICATE TO YOUR FAVORITE STORE; OR

BASE INFORMATION:

Bed	: 6
Bath	: 6
Living Areas	: 366 sq meters (3,940 sq ft)

CONVENIENCE:

General Amenities: Washer/Dryer, Walk-In Closet, Stove, Refrigerator, Microwave, Maid's Quarters, Landscaping, Gas Hot Water, Fruit Trees, Dishwasher, Cable TV, Cable Internet, **Appliance Amenities:** Range/Oven, Grill Top,

Energy Savings Amenities: Propane Hot Water, Gas Stove,

Exterior Amenities: Garage, Fence, Exterior Lighting, Covered Patio,

Security Amenities: Burglar Alarm,

NEIGHBORHOOD:

Super market	: 10 minutes by Car
School	: 10 minutes by Car
Beach	: 15 minutes by Car
Coffee shop	: 5 minutes by Car
Airport	: 25 minutes by Car
Police station	: 3 minutes by Car
Hospital	: 12 minutes by Car
Town center	: 10 minutes by Car
Shopping center	: 10 minutes by Car



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