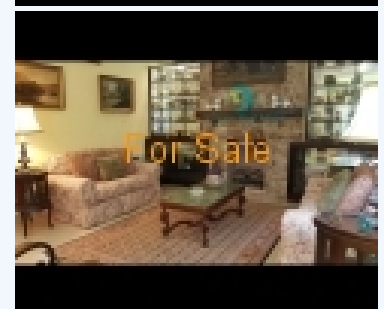
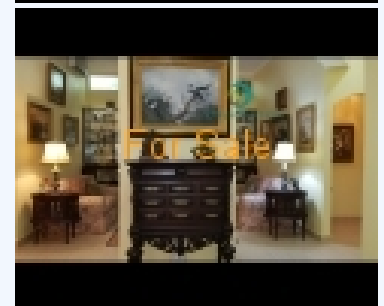


# # TB146, SOLD! MAGNIFICENT MOUNTAIN HOME IN PARKLIKE, PRISTINE, AND PEACEFUL SETTING - PRICE DRASTICALLY REDUCED

Sold. \$ 795,000.00



## Altos del Maria, WEST PANAMÁ

This regal and refined house rests on a gorgeous lot surrounded by the beauty of nature in the premier mountain community of Altos del Maria 600 meters above sea level. Living here one can enjoy the typically spring-like weather every day of the year. The 3-bedroom 3.5 bath one-story house covers 460 m<sup>2</sup> (4,951 ft<sup>2</sup>) construction under roof with an additional 1,000 ft<sup>2</sup> terrace on a 2,600 m<sup>2</sup> (0.64 acres) lot. At a lower level below the terrace a stone path meanders through the lush landscaped tropical gardens and a vegetable garden. The attention to detail and luxurious finishes are the result of a close collaboration between the original owners and the architect. You have a feel of "Old World" elegance combined with all the modern conveniences incorporated into every aspect of the design of this home. Take a tour through this exquisite home:

CLICK ON> INSTAGRAM Price reduced: \$949,000 > \$842,000 > NOW \$795,000 DINING/KITCHEN: Formal foyer leads to comfortable living room with working fireplace. Formal dining room for special occasions. Country kitchen with top-of-the line appliances and conveniences is a chef's dream. Stove, oven, overhead microwave enclosed in natural stone – stunning! 6-burner Electrolux stove with overhead 1200 cf/m fan and infrared lights for warming food. Electrolux oven at eye level convenience, Electrolux dishwasher + 220 outlets. Double wide 64" Frigidaire refrigerator/freezer. Double thick granite counter tops Solid oak cabinets; self-closing double level silverware drawer Reverse Osmosis water system, skylight/light tunnel in kitchen and other places Pleasant view of terrace and mountains from kitchen windows Huge pantry; also "cool" room for wine and canned goods – cork flooring to avoid breakage BEDROOMS: Master bedroom suite has matching his and her walk-in closets Master bath covered with onyx marble floors and has separate tub and shower & Euro bidet 2nd bedroom has in-suite bathroom with shower and rich vented wood Euro closets 3rd bedroom features walk-in closet and shower/tub combination All 3 bedrooms have warming towel racks OTHER ROOMS: Family/TV room has super comfortable seating, with built-in entertainment center, Samsung TV Spacious library/study has nice view of mountains Casual "sun room" overlooks the terrace and mountains – great place to read a book. Adjacent to sun room is a studio that can be utilized in many ways Immaculate laundry room has elevated front loading Frigidaire washer & dryer; closed cabinets 3 cedar lined closets with pullout shelves are in strategic places Additional features include 12 ft high ceilings, 4 A/C splits, 5 fans, dehumidifiers Double car garage with electric door has built-in workbench and large tool chest/workbench Next to garage is full-sized deposito (storage room); could be converted to maid's room or gym EXTERIOR: Expansive terrace is partially covered with outdoor tables and chairs Big Green Egg is the

### BASE INFORMATION:

Bed	: 3
Bath	: 3.5
Living Areas	: 460 m <sup>2</sup> (4,951 ft <sup>2</sup> )

### LAND INFORMATION:

Subdivision	: Siena
Total acres	: 0.64
Square feet	: 460
Lot Size	: 2600

### BUILDING INFORMATION:

House Style	: Traditional
Exterior Finish	: Stone and Stucco
Roof	: Tile
Flooring	: Ceramic and Marble
Number of Floors	: 1

### CONVENIENCE:

**General Amenities:** Washer/Dryer, Walk-In Closet, Stove, Sprinkler System, Skylights, Refrigerator, Microwave, Landscaping, Gas Hot Water, Fruit Trees, Freezer, Dishwasher, Cable TV, Cable Internet,  
**Appliance Amenities:** Range/Oven,  
**Community Amenities:** Tennis/Pickle Ball Court,  
**Energy Savings Amenities:** Propane Hot Water, Gas Stove, Gas Fireplace,  
**Exterior Amenities:** Open Deck, Garage, Fence, Exterior

best kamado grill, ceramic grill, and charcoal smoker on the planet Flower gardens and vegetable garden are on a sprinkler system Complete fencing around perimeter of property Automatic exterior & motion detecting lighting, cameras, and alarm system Decorative wooden gates allow entry to property The mountain rises across the street; often a cloud-forest will envelope the peaks. The neighborhood is sparsely settled, so seldom does anyone drive by. Purchase includes air conditioning, appliances, most lighting fixtures, furniture is negotiable. Tax exoneration continues to about 2030. Land tax approximately \$500. HOA fees \$100/month. [CLICK ON> 360 VIEW BEHIND HOUSE](#) **COMMUNITY INFORMATION:** The property is in the Siena Neighborhood close to the main entrance. Altos del Maria is a gated community with security gates manned 24/7 with only owners and approved guests allowed to enter. The streets are also continuously patrolled. The community covers 7,000+ acres of primary and secondary forest. Altos is 30-45 minutes from the nearest beaches, golf courses, and the popular beach town of Coronado with all its big city amenities. A new paved road with guard rails provides a safe route connecting Altos to the Panamerican highway. The cultural and historic attractions of cosmopolitan Panama City are about 1.5 hours from Altos. Altos del Maria is a friendly mixed community of expats from every continent and Panama. Amenities include broadband internet, a natural swimming pool next to a waterfall, a heliport, and 19 miles of paved road. The community center includes tennis courts, fitness center, table tennis, and a pool table. Activities such as yoga are held several days a week. There are 11 miles of nature trails with suspension bridges, stairways, walkways, and buttresses. Some of the animals appearing are deer, monkeys, sloths, birds, butterflies, and Panama's famous Golden Frog. This truly is a natural wonderland. [CLICK ON> SNAPSHOT OF ALTOS DEL MARIA](#)



Name	<b>Terry Bradford-Gugel, Owner</b>
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Lighting,Covered Patio,  
**Landscape Amenities:** Lawn,  
**Security Amenities:** Burglar Alarm,

NEIGHBORHOOD:	
Super market	: 40 minutes by Car
School	: 40 minutes by Car
Park	: 5 minutes by Walk
Cinema	: 40 minutes by Car
Beach	: 45 minutes by Car
Coffee shop	: 10 minutes by Car
Police station	: 10 minutes by Car
Hospital	: 40 minutes by Car
Town center	: 5 minutes by Car
Shopping center	: 30 minutes by Car