



## Playa Coronado, Chame, WEST PANAMÁ

This modern home, which was designed and built by the owner, stands out in the Playa Coronado community. The 5-bedroom house is located near the end of a short cul-de-sac street with a scattering of houses, ensuring the residents of the house necessary privacy. The 1.5 story house has 408 m<sup>2</sup> (4,385 ft<sup>2</sup>) of construction, including 75 m<sup>2</sup> of outdoor living space. The property also includes a pool and pool house/den. And... the house comes with a 6-month warranty. **THIS HOME IS ALSO AVAILABLE AS LONG-TERM RENTAL AT \$3,500 MONTHLY.**

CLICK ON> **INSTAGRAM** Details and Special Features: All bedrooms have in-suite bathrooms and walk-in closets Upper level has master bedroom suite with large balcony Upper level also has 5th bedroom which could convert to private office Two downstairs bedrooms have direct access to pool Spacious kitchen has dark solid wood cabinets; appliances included in sale Air conditioning splits in every room including kitchen Fans everywhere and recessed lighting Bose sound system is set up throughout the interior and outside Pool house/Den has full bathroom with fan and air conditioning Pool has travertine pool deck Security system includes alarm, cameras, lighting, electric fence, and electronic gate Water system includes IDAAN, well, 750-gallon reserve tank and pump Easy care landscaping has sprinkler system Taxes only about \$1000 a year Sold unfurnished. Furniture can be negotiated **MUST CLICK ON> VIEW OF BEACH FRONT FROM DRONE** Coronado is the hub of all the beach communities in West Panama. It contains a large expat community with many activities. One hour from Panama City. 40 minutes from the new Westland Mall, one of the largest and newest in Central America. All conveniences right in Coronado: medical offices, clinics, private schools, churches, supermarkets, stores, restaurants, golf courses. The numerous shopping centers offer a great variety of services including doctor's offices, a gym, a full service pet store, a home improvement store, and four beauty spas. Terrazas Coronado, an American style shopping center, is anchored by a Do It Center and Arrocha Pharmacy along with numerous restaurants and variety of specialty stores. In other words you can find almost anything Panama City offers.

Name	<b>Terry Bradford-Gugel, Owner</b>
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### BASE INFORMATION:

Bed	: 5
Bath	: 5.5

### LAND INFORMATION:

Square feet	: 408
Lot Size	: 800

### BUILDING INFORMATION:

House Style	: Contemporary
Flooring	: Ceramic tile
Number of Floors	: 2
Floor area (Main Level)	: 300
Floor area (Upper)	: 108
Floor area (Total)	: 408

### CONVENIENCE:

**General Amenities:** Washer/Dryer, Walk-In Closet, Swimming Pool, Stove, Sprinkler System, Landscaping, Gas Hot Water, Cable TV, Cable Internet,  
**Appliance Amenities:** Range/Oven,  
**Energy Savings Amenities:** Propane Hot Water, Gas Stove,  
**Exterior Amenities:** Open Deck, Fence, Exterior Lighting, Covered Patio,  
**Security Amenities:** Burglar Alarm,

### NEIGHBORHOOD:

Super market	: 10 minutes by Car
School	: 12 minutes by Car
Cinema	: 12 minutes by
Beach	: 10 minutes by Car
Coffee shop	: 5 minutes by Car



Police station	: 4 minutes by Car
Hospital	: 5 minutes by Car
Town center	: 10 minutes by Car
Shopping center	: 10 minutes by Car