

Southern Chile Properties



Pucon, Chile. The Lakes District

List Price:	CLP \$180,000,000
Type:	Residential Subdivision Home
Style:	Contemporary
Living Area:	1,540 ft ² , (144m ²)
Deck Area:	471 ft ² (44m ²)
Lot Size:	5,000 m ² or 1.25 acres With Fenced-in Pool
Year Built:	2005
Beds/Baths:	3 Bed/ 3 Bath

Located in one of the better gated communities this charming country house is a good value for the price. Solidly built from choice materials it has a nice semi-open layout conducive to entertaining. A practical well thought out floor plan creates a house that feels roomy and makes good use of the space. Nice combination of wood and tile flooring, the white washed wood and accent wall colors in the living-dining area give the public spaces a sense of relaxed style.

Designed by a local builder for a family member as his personal residence there is a good amount of attention to details and better quality finishes that define the age and style of this pleasing sanctuary. Lots of lines give the house visual interest creating a subtly understated artistry.

The organic feel creates a pleasing ambiance. Lots of outdoor spaces for entertaining include a gazebo for summer dining with distant view of the volcan peak. There is also a roomy deck on the side and back, close to some large shade trees where the relaxing rush of water can be heard from the bordering stream nearby.

Parcel/Lot

Area:	5 km / 5-10 minutes to downtown Pucon
Lot type:	flat to steep slope in backyard partially treed w/stream on the border

Exterior: House

Construction:	wood framed
Foundation:	cement footers & wood piers
Siding:	wood clapboards/stained
Window:	aluminum, single pane
Deck:	off house rear, 2nd floor balcony
Roof Material:	wood shingles of hard piglin
Carport:	no

Exterior: Grounds

Parking:	multiple spaces
Fence:	shrubs/ plantings screen
Gardens:	flowers, planting near house
Pool:	yes & safety fence
Storage shed:	no
Covered bbq area:	yes

Other

Furnishings:	all negotiable
HOA Fees:	US \$150 to \$200 fluctuating per month.

Interior : House / 1st Floor

Entryway:	yes
Dining area:	open to living room
Kitchen:	gas stove, refrigerator
Livingroom:	with woodstove
Master bedroom:	with ensuite bath & jacuzzi tub,own balcony
Bathroom:	1 guest bath
Floors:	native hardwood, tile kitchen, carpet bedroom
Heat:	woodstoves
Fireplace:	no
Laundry room:	yes
Maid's Quarters:	no

Interior : House / 2nd Floor

Bedrooms:	2
Office	open to hall space

Services

Phone/Internet:	3-G cellular
Septic:	yes, concrete
Water:	community, basic use free, over that charges
Electricity:	mono-phase system
Laundryroom:	utility shelves, water hook-up
Propane storage:	yes, in communal area
Satellite:	DirectTV
Trash:	daily pick-up provided

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Taxes:

US \$900 +/- per annum

Amenities

Gated Community

Lawn care, window cleaning, chimney sweeping, painting services and more available through the property management at extra cost.

House in process of getting full reception papers and will be applicable for bank loan purchases at that time.

Planned HOA guide/rules agreement available.