



## Start Living Your Dream



### Agent Info

Name: Sabine Mertes  
 Company: Select Caribbean  
 Name: Properties  
 Country: Dominican Republic  
 Experience since:  
 Service Type: Selling a Property  
 Specialties:  
 Property Type: Apartments  
 Phone:  
 Languages: Spanish  
 Website:

### Listing details

Property for: Sale  
 Price: USD 999,000

### Location

Country: Dominican Republic  
 Address: Luxury Villas \$ 999  
 Posted: Jul 28, 2023

Description:  
 Cabarete Ocean View House - Special Offer

Up the mountain from Cabarete on the North Coast of the Dominican Republic just to the West of El Choco National Park is where this Ocean View House is located.

The property has beautiful land of 11,200 square. The house itself has a size of 425 square meters with Mahogany windows and doors with large overhangs and high ceilings.

The main house has 3 bedrooms and 2 of them with en-suite bathrooms. The master bedroom is very large with a sitting area and there is a walk-in cedar closet between the bedroom and bath. The other bedroom is smaller with an attached bath and a large closet. The office off the master bedroom with views to the front of the house could be a small bedroom.

The house is plumbed for security cameras indoors and out with all leads to the office. The entire house is fitted for air-conditioning (ducting and wiring) but the constant North East trade winds fill the house year-round with cool air. The owners have never seen the need to install any A/C units.

The guest house by the pool has a half bath off the pool deck with a covered terrace of 63 square meters and a small kitchen.



There is a housekeeper's bedroom, kitchen, and bath area with a private entrance. The entry is on the east side of the house into the adjoining laundry room situated off the main kitchen. Also, a large walk-in pantry and half bath/powder room are off the kitchen.

There is a large terrace across the back of the house all under the roof overhang, making for an incredibly comfortable lounging/dining experience year-round.

Extras:

Furthermore, there is 10,000 gal. cistern with water filter and water softener and a 15,000 gal swimming pool recently refurbished and painted.

All equipment for the pool is new in October 2022. The pool and water treatment system is located off the pool deck in an underground pump room.

The front of the Cabarete Ocean View House has a 2 car-paved portico leading to the front door. The garage is a 2-car attached structure with a work area of the car park area, with a sheltered walk from the garage to the front door. The garage is equipped with an automatic garage door opener.

There are producing lime, lemon, and grapefruit trees. Banana trees, Mango trees as well as coconut palms and Chinola vines.

The HOA fee is \$6,000 USD paid annually in March each year. \$400 a year warranty/maintenance fee for the water filtration system.

The house comes partially furnished. List of furniture etc. provided upon request.

Features:

- \* 24hr Electricity
- \* 24hr Security
- \* Air Conditioning
- \* Gated Community
- \* Near Golf
- \* Near Medical Facilities
- \* Near Schools
- \* Near Shopping
- \* Pool

This familyhome luxury villa style property is located in is currently Luxury Villas and has been listed on Select Caribbean Properties. This property is listed at \$ 999,000.00. It has 4 beds bedrooms, 3.5 baths bathrooms, and is 425 m2. The property was built in year.

## Common

Bedrooms: 4



1/2 baths: 1  
Finished sq. ft.: 425 sq m  
Lot Size: 11200 sq m

### **Building details**

Outdoor Amenities: Pool

### **Rental details**

Furnished: Yes

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX4.690.080

