

MLS#26-1177

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SNELL REAL ESTATE

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## Beachfront Pedritos Surf Break

**Price: \$2,350,000 USD | 47,000,000 MXN**



**Beds:** 1

**Baths:** 1

**Sqft:** 376.60

**Type:** Houses

**Lot Size:** 376.6

**View:** Pescadero

**Community:** Pescadero/Cerritos

**Subdivision:** Pescadero

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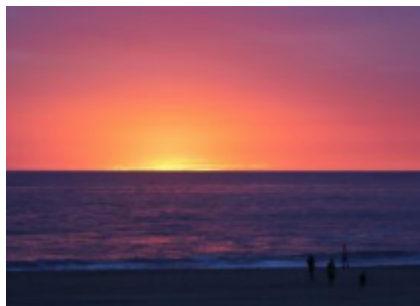
## OVERVIEW

A rare opportunity to own a beachfront lot at the point of Pedritos Surf break, positioned between two established homes in a low key luxury neighborhood. This build-ready parcel with Utilities already hooked up, looks out over dramatic sunsets, and sounds of waves. Ideal for a custom residence, surf retreat, or luxury vacation home, the property offers direct beach access.--perfect for surfers, ocean lovers, and Whale watching. . If your passion is walking, Pedritos beach has long flat sandy beaches. Close to farms, caf s, and the relaxed rhythm Pescadero is known for--yet far enough from crowds to remain serene. This lot offers a compelling combination of location and long-term value on one of Baja's most desirable stretches of Beach.

## PROPERTY FEATURES

- Property Name: Beachfront Pedritos Surf Break
- Street Number: Lot 316
- Street Name: Beachfront
- Street Suffix: Beachfront
- Construction: Completed
- Price (USD): 2,350,000
- Seller Financing Offered?: Yes
- Financing: Cash/Efectivo
- Lot M2: 1,132
- Total M2: 35
- Lot Dimensions: 25 x 45
- Total SqFt: 376.60
- AC M2: 0
- Ocean Front Meters: 25
- AC SqFt: 0
- Primary View: Oceanfront
- Zone: Pacific
- Year Built: 2,014
- Decks/Patios M2: 10
- Secondary View: Mountain
- Decks/Patios SqFt: 107.60
- Area: Pacific South
- Total Bedrooms: 1
- Community: Pescadero/Cerritos
- Mstr Plan Community: No
- Subdivision: Pescadero
- FullBaths: 1
- 1/2Baths: 0
- Style: One Story
- Furnished: Furnished
- Carport: 0
- Garage Stalls: 0
- Internet: Dial-Up
- Water Purification
- Water Heater: Tank
- Construction Type: Adobe
- Palapa
- Patio

## GALLERY



## LOCATION

