

MLS#26-586

ENGEL & VÖLKERS<sup>®</sup>  
SNELL REAL ESTATE

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## CASA ALVAREZ RICO

Price: \$281,796 USD | 5,635,920 MXN



**Beds:** 3

**Baths:** 2

**Sqft:** 1,527.92

**Type:** Houses

**Lot Size:** 1527.92

**View:** Centro

**Community:** Centro

**Subdivision:** Centro

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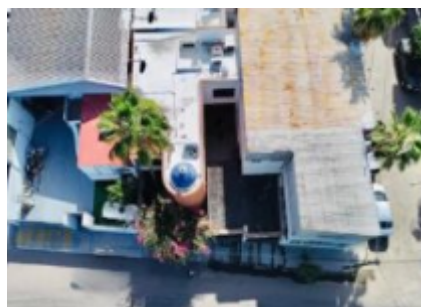
## OVERVIEW

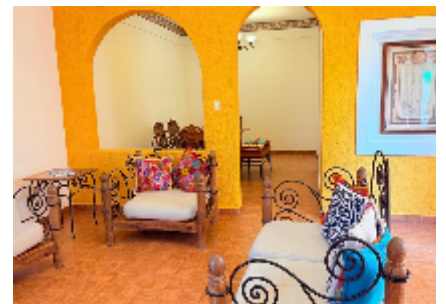
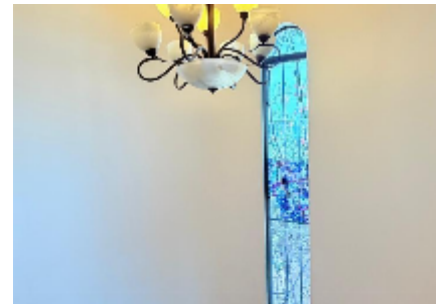
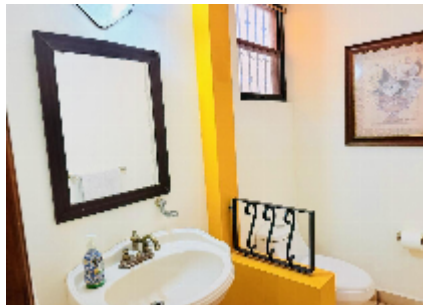
Located in a well-connected neighborhood with immediate access to the city's main thoroughfares. Surrounded by all amenities: municipal offices, shopping centers, schools, and bike paths, making it an ideal option for family living. • Kitchen with granite countertops, laundry room, wine cellar. • Equipped with: washer and dryer, 6-ton mini-split air conditioner, 7 m<sup>3</sup> cistern with pressure pump, two-car garage with automatic gates, water purification system, 6-burner stove, refrigerator, 30-inch range hood, tankless gas water heater, stationary gas tank, 4 decorative ceiling fans, marble countertops in 2 bathrooms, decorative lighting inside and out, video intercom, wrought iron throughout the house, and thermal insulation on the roof.

## PROPERTY FEATURES

- Property Name: CASA ALVAREZ RICO
- Street Number: 3,980
- Street Name: Lic. Antonio Álvarez Rico
- Construction: Completed
- Price (USD): 281,796
- Seller Financing Offered?: Yes
- Financing: Bank/Banco
- Lot M2: 142
- Total M2: 142
- Lot Dimensions: 11.15 X 14.36
- Total SqFt: 1,527.92
- AC M2: 190.58
- AC SqFt: 2,050.64
- Primary View: Local
- Zone: La Paz
- Decks/Patios M2: 30.41
- Secondary View: City
- Decks/Patios SqFt: 327.21
- Area: La Paz City
- Total Bedrooms: 3
- Community: Centro
- Subdivision: Centro
- FullBaths: 2
- 1/2Baths: 1
- Style: Two Story
- Furnished: Furnished
- Carport: 2
- Garage Stalls: 1
- Ceiling Fans
- Air Conditioning: Mini Splits
- Water Heater: Tank
- Construction Type: Insulated Foam Concrete
- Flooring Types: Ceramic Tile
- Bar

## GALLERY







**LOCATION**

