



21 Isla Iguana Casa OZ JA, Puerto Vallarta,		37480 Houses Active \$689,000	
 <div> Provided as a courtesy of Nelson Jones FELIX ZARATE REAL ESTATE SERVICES Office - (508) 615-4502 cell - (322) 291-7060 realestatenelsonjones@gmail.com </div>			
List Price MXN\$: 13,691,395 Decks/Patios SqFt: Lot SqFt: 556.83 Total Bedrooms: 3 Total Baths: 3 Primary View: Canal Style: Multiple Levels Pre-construction: No PROFECO Purchase-Sale Contract:	Total M2 const: 136.14 Decks/Patios M2: Lot Dimensions: Full Baths: 2 Year Built: 1994 Secondary View: Garden Parking: Carport Est. Delivery Date:	Total SqFt: 1,464.86 Lot M2: 51.75 Ocean Front Meters: 1/2 Bath: 2 Furniture: Furnished Pet Friendly: No Mstr Plan Yes Community: Construction Manifest: Yes	
Property Tax Year: 2025 Seller allows showings while Pending:	Property Tax Amount (Pesos): 4,772 Sold Price/Sq Meter:	Adjacent to Federal Zone: Yes	
Description: Welcome to this stunning updated home located in the prestigious Marina Vallarta, offering an exquisite blend of luxury and comfort. This beautiful residence features 3 spacious bedrooms and 3.5 modern bathrooms, providing ample space for relaxation and privacy. As you step inside, you'll be greeted by an open and airy layout, accentuated by large windows that fill the space with natural light and showcase breathtaking views of the marina. The stylish kitchen is perfect for culinary enthusiasts, equipped with contemporary appliances and ample counter space. The highlight of this property is undoubtedly the private boat slip, making it an ideal choice for boating enthusiasts and those who enjoy the vibrant marina lifestyle. Imagine stepping out onto your boat.			
Amenities: Bar; BBQ Area; Garden; Sitting Area; Terrace; 24 Hours Security; Boat Slip Field Common Amenities: Gated; Picnic Area; Pool; Security Guard Appliances: Clothes Dryer: Gas; Clothes Washer; Microwave; Range: Gas; Refrigerator Const.: Construction Type: Concrete / Cinder Block; Flooring Types: Ceramic Tile Walls: Concrete	Devices: Ceiling Fans; Air Conditioning: Mini Splits; Water Heater: Tank Road Type: Cobblestone Title: Fideicomiso Connectivity: Internet: Infinium Electricity: CFE	Water: City Sewage: City HOA Info: HOA Name: Isla Iguana; Dues per month pesos: 7876; 24-hr Security; Common Area Electric; Common Area Maintenance; Dock; Garbage Pickup; Garden Maintenance; On-Site Admin; Pool Maintenance; Road Maintenance Location: Marina How To Show: Agent To Accompany	
Days On Market: 42	List Price USD\$: 689,000	Original Price USD\$: 689,000	

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