

\$529,000

Mexico Beach Home for Sale On Sea Of Cortez,
Sonora, MX

MLS # 57009-10001



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Price : \$529,000

Type : Coastal Property

Size : 11500 Square Feet

Beds: 3

Baths : 3.00

Address : Las Conchas, Sec 7, Lot 22 & 39 , Puerto Penasco , Sonora , 83550



FEATURES

- ✓ Fishing, Diving, Swimming
- ✓ Gated Community, Safe, Secure
- ✓ Sunset Over Baja California
- ✓ 1 Hr Drive To Us Border
- ✓ Beachfront, Sand Dunes
- ✓ Dolphins And Whales, Osprey
- ✓ Jack Nicklaus Golf Course
- ✓ On Sea Of Cortez, Warm Water



ABOUT THE PROPERTY

The Home: This lovely Mexico beach home overlooks the Sea of Cortez and Baja, California. The main house has 2 master suites overlooking the beach with a large, separate efficiency apartment over the detached garage. All bedrooms have views of the ocean and beach. Situated on two large lots, the property has plenty of area to add on or create a RV or boat garage. Each room has a beehive fireplace and the back, covered deck has a built in bar-b-que and fireplace for those cool winter evenings. The subdivision surrounding this home stretches along 5 1/2 miles of pristine beach where a person can take long walks, swim or just wander through the tide pools looking for shells.

The Community: Puerto Penasco, or Rocky Point as it is known to American visitors, lies on the mainland side of the Sea of Cortez. Puerto Penasco is located in the far northern part of

CONTACT US

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the Sea of Cortez, keeping it protected from hurricanes and storms. The city is just 85 miles from the delta where the Colorado River enters the Sea of Cortez and the shallow water stays warm and swimmable for the majority of the year. Puerto Penasco is a community of approximately 50,000 residents.

Rocky Point also has a balance of traditional Mexico mixed with modern day. You can shop in the Melacon or in Cholla Mall, an area exclusively made up of curio shops that feature silver jewelry, Mexican clothing, or leather goods. Or you can go to Sam's Club or AutoZone for American products, depending upon your needs. There are two principle advantages to retiring or owning a vacation home in this community. First, it is only 3 1/2 hours to 4 hours from Phoenix, Arizona or Tucson, Arizona where there are major airports and shopping. It is easy to travel to Phoenix for shopping or attending plays, etc then returning the next day. The second major advantage is that Puerto Penasco is only an hour inside the Mexico border so there is easy access to the town and quick access back to the US. Being in the Free Zone means that you do not need to register your car or have a travel visa to visit. You only need your US passport to cross back into the US. Pets need current immunization and deworming records from your vet.

The Food: Puerto Penasco has cuisine for everyone's palette.

Whether you are looking for traditional Mexican food, fresh seafood or something more exotic, it is all here. Sometimes the local residents just want a good old fashioned hamburger and other times it's off to the Chinese restaurant. There is a world class Italian restaurant where the owner was born and trained in Italy or a person may opt for Bar-B-Que ribs. Of course, the seafood is outstanding and plentiful. However, sometimes the best choice for dinner is a street vendor who only makes pork or shrimp tacos and cheese crisps. You take your own beer or wine and have a fresh hot taco just a couple at a time. If you are still hungry he'll make you a couple more and usually the entire bill for two comes out to less than \$10.00 US. Whether you enjoy sit down or fast food, formal or laid back, it is all here in Puerto Penasco.

The Activities: Here, where the desert meets the ocean, there are a variety of activities to keep everyone occupied. For relaxing, there are long walks on the endless beaches that extend for miles in and around the city or just sitting and listening to the waves. For the more active there is snorkeling and scuba diving. There are snorkeling and scuba diving trips to nearby Bird Island (a preserve) that is teeming with fish, birds and sea lions, some weighing over 1,200 lbs... (the sea lions not the birds :-). For the more daring there is Para sailing and one of the longest zip lines in Mexico (over 1/2 mile long). Fishing is plentiful for the angler and can be done from shore or off one of the boats (pongas) available for rent. The only thing we can't

boast is surfing. The water is just too calm. This does make it great for paddle boarding or kayaking though. These are just a few of the many activities awaiting visitors and residents here.

CONTACT AND INFORMATION: Please feel free to contact me about this home or any Real Estate questions you might have concerning owning or living in Mexico. I (***Glen Martinez***) have been a realtor over 19 years and have a broker's license in Arizona and a realtors license in Mexico. I understand the nuances of the law on both sides of the border.

I look forward to talking with you. Call me at **928-220-0862** US cell. I can answer this phone here in Puerto Penasco; or e-mail me at **glenmartinez87@gmail.com**. I look forward to talking with you.