

YOUR KEY TO PARADISE!



Matapalo Fixer-Upper **1.07 Ha :: \$350,000**

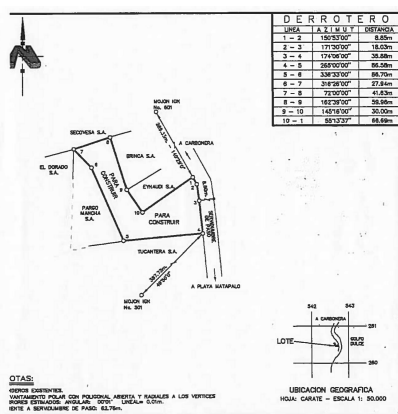
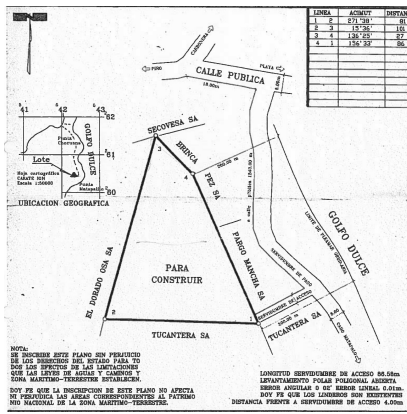


Looking for land and a home in Matapalo but feeling priced out of the market...? Look no further: A home on 2.6 acres overlooking Backwash Bay and the gorgeous Golfo Dulce for under \$400K...what's the catch?



Looking for a property in
paradise?





Property Features:

- Mountains
- Ocean View
- Secondary Forest
- Main home and Caretaker home
- Rainfall Capture AND community water supply
- Two planos: 1 maritime, 1 untitled possession
- Steps to Backwash Bay



Built in 2000 and originally named Casa Coronado, this home had a ten year run of steady occupancy between the owners and Airbnb vacation rentals. But the house has been shuttered for the past several years and needs a bit of work to bring it back up to standards for comfortable occupancy and resumption of daily and weekly rentals.





Expect to replace all appliances and fixtures and furnishings and to have to replace the solar system and buy and commission new pumps and repair the pool, and fix the steps leading to the main home and fix up the backup rainfall capture system.



KITCHEN



ROOM



LIVING ROOM



BALCONY



Then kick back and enjoy the stunning views and abundance of wildlife, less than 300 meters from Backwash Bay, the middle of three world-class surf breaks, bookended by the Pan Dulce point break and the Matapalo beach break.

The property has two property maps, one 6,260 square meter lot zoned in the Maritime, administered by the Municipality of Golfito, and a 4,395 square meter lot in the titled zone, but which is not titled since it is less than



5,000 square meters. It's only possession land, so if you are looking for titled only, this won't work for you.

The shoulder upon which the main home is located has a second building site ideal for a clutch of cabins or tents on platforms.



The remainder of the property has other sites amenable to similar development, just not with quite as nice a view as the upper shoulder that backs up to the mountainside boundary.



With water guaranteed from the Matapalo water line and in place for 20 years, this home also has a built in rainfall capture concrete storage tank and is designed to capture roof water to transmit to the tank for pressurization and filtration. For nine months of the year, this source is



sufficient and during the summer months the community feed water is there to keep the tank topped off.

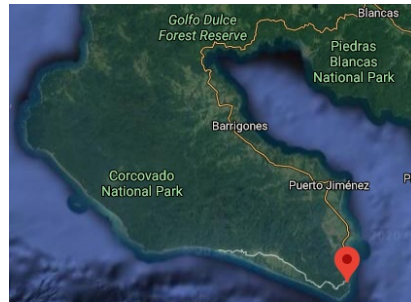
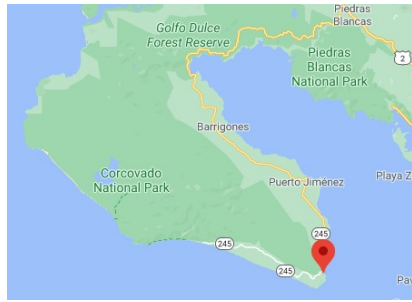
Matapalo is beyond the power grid, so it's solar power only in this part of paradise. With the existing solar system unused for several years, plan on replacing this altogether along with home appliances, and water pump and filtration system. Plan on sinking \$25,000 or so to restore this home to great shape.



The caretaker lives in a small home on the maritime lot and has groomed the gardens and minded the shop for twenty years and is surely willing to stay on to continue those services as desired.



Call or write today for more information or to schedule a showing. New to the market, this unusual opportunity offered at a bargain-basement price is an unusual opportunity to buy into a spectacular destination with a home waiting for just a little bit of TLC to rise up and blossom.



Don't forget to take a look at our [video](#)



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