

HOME FOR SALE



Cerros Sands

Corozal, Corozal

Belize

Asking Price

\$699,000

Bedrooms **3**

Year Built **2016**

Bathrooms **3**

Date Listed **11/17/2022**

Size **2,900 Sq
Ft**

Listing ID **GL-1668727716**

Listed by: Property Owner

For more information, visit:

<https://www.globallistings.com/9173207>

Overview

This modern seafront masterpiece is in an off-grid community. House is solar powered and has a large cistern under the house with additional water collection from the garage area. The Year built was 2015 with approximately 2900 square foot interior and 2600 square foot outdoor tiled living spaces and all rooms have ocean views. Large spaces in open floor plan concept. Main floor has a large poolside living room, dining room, modern kitchen, media room (can double as extra guest space or would be ideal for work from home office), bathroom with shower, and open stairwell. Second floor has a large master bedroom with 5-piece ensuite and walk-in closet, guest room with 3-piece ensuite, and a laundry room. Third floor studio opens to a large rooftop deck. Inground saltwater swimming pool 14 x 28. Large double garage with workshop. Every window has an aluminum hurricane shutter, master bedroom and most on the main floor are electric with the remainder being accordion or panels. Great protection for weather events or for extended absence of the owner. Kitchen created with Belizean hardwoods, granite counters and stainless appliances including fridge, stove, and dishwasher. Stairwell and doors throughout the house also feature Belizean hardwood. Media room with smart TV could be an additional guest room with a full bathroom on the main floor. Versatile roof top studio could be used for a gym, art studio, playroom or accommodate extra guests. Solar

powered with a water collection system. The only utility bill is for the internet. Annual Property taxes are approximately \$15.00USD Annual common fees \$535.00USD

In the surrounding area are some amenities like resorts, restaurants, living communities, pools, yoga classes, disc golf course, churches all within a few miles from Copper Bank.

Copper Bank is a fishing village in the Corozal District of Belize. It is situated on the west bank of Laguna Seca, a shallow lagoon that empties into Chetumal Bay just north-east of the village. Access to the village is possible by road from Orange Walk, via the villages of San Estevan and Progreso. It is also possible to reach the village by road from Corozal, crossing the New River via the Pueblo Nuevo ferry, and from the populated community of Sarteneja, via a ferry across the mouth of Laguna Seca. The village has been suggested as the site of a lost Mayan town, Uatibal, and several artifacts have been found in the vicinity.

About the Northern Belize Infrastructure: The Government of Belize and the Country of Taiwan have partnered up in a \$50 million dollar contract. In this agreement The Overseas Investment & Development Corporation of Taiwan ROC with their company Overseas Engineering & Construction Company LTD the OECC entered into an inclusive contract agreement with the Government of Belize in October 2019 to upgrade the roads from Corozal Town to Sarteneja Village, 30 miles of roads and 2 bridges. The first bridge is at about the halfway point at Laguna Seca which is also about 2 miles from this home. You will have year-round excellent road conditions. The project was to be completed in 54 months; due to Covid 19 mandates the project was put on hold for 1 year pushing the 54 months to the Fall/Winter 2024.

Mexico is just a few miles north, The Quintana Roo Capital City, Chetumal has several malls including Walmart, Sam's Club and McDonald's, a busy downtown commercial shopping area, and a sprawling commercial zone anchored by the new and old markets. Museums, international airport, hospitals, hotels, restaurants, and nightclubs cater to the needs of any visitor seeking big city amenities.

If you have any questions regarding this ad, please do not hesitate to contact. If you plan to come to Belize soon, we also can offer accommodations during your visit in Belize. Contact Cerros Beach Resort for reservation inquiry, cerrosbeach@gmail.com If you purchase during your stay accommodations will be refunded

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