



**PROPERTY SPECIFICATIONS**

**Colonia:** Azteca

**Bedrooms:** 3  
**Bathrooms:** 3  
**1/2 Bath:** 1

**Land:** 100m<sup>2</sup> (1,076ft<sup>2</sup>)  
**Const.:** 228m<sup>2</sup> (2,453ft<sup>2</sup>)

**Agent**  
 Tim McCoy  
 415.151.1114  
 tim@realtysanmiguel.com

**Moctezuma 2-A**

**ID:** 3769 **Price:** \$ 335,000 USD

At the top of Calle Moctezuma you will find this charming fully furnished home. (turnkey)  
 Two of the ensuite bedrooms are located on the first floor and share a small garden with fountain and a kitchenette.  
 The second floor living, dining, kitchen, half bath, and terrace is flooded with light.  
 On the top floor you will find the master suite, lots of extra storage, and perfect views of the Presa del Obraje.  
 The constant breezes, waterfowl swimming in the presa, and innumerable hummingbirds contribute to the country feel of this...



**Features**

Water Softener  
 Terrace  
 Laundry  
 Fountain  
 Boveda ceilings

Views  
 Living Room  
 Garden Area  
 Fireplace

**Services Available**

Water Softener  
 Electric  
 City Water  
 City Sewage  
 Alarm System

**Includes**

Washer  
 Refrigerator  
 Linens  
 Fully Furnished  
 Appliances

Stove/Oven  
 Microwave  
 Kitchenware  
 Dryer  
 Alarm System