



**Casa Vista**  
 San Antonio, Cayo  
 Belize

Residential  
 Multi Family

\$599,000USD  
 NOW \$549,999USD

**Remarks**

Relatively new home, well maintained and ready to move in. Wood plank ceramic tiling and latin-deco tiling in the downstairs. Exotic hardwood flooring upstairs. SS appliances and hardwood mahogany kitchen cabinets. Bright white quartz countertops and brick tile backsplash. Massive windows bring the outdoors in. Mountain views. Additional guest house.

**Measurements – Lot/House/Rooms**

<b>Lot Size:</b>	2 acres	<b>Lot Dimen (Approx.):</b>	285x289x300x315
<b>Main House</b>			
<b>House Size:</b>	2,160 sq/ft	<b>Bedrooms:</b>	3
		<b>Bathrooms:</b>	2
<b>Guest House</b>			
<b>House Size:</b>	400 sq/ft	<b>Bedrooms:</b>	1
		<b>Bathrooms:</b>	1

**Features**

A/C	Four Inverter Split Units	Fireplace	Wood Burning in Master Suite with Slate Facing	Laundry	Speed Queen Commercial/Residential Washer, Gas Dryer
Upstairs Bath	Walkin Black Slate Shower, Window, Soaking Tub, Dual Hardwood Vanity, Vent, Toilet Room	Flooring	Plank Ceramic Tile Downstairs, Purple Heart Hardwood T/G Upstairs	Water Heater	Electric Tankless
Downstairs Bath	Latin Deco Tile, Tile Shower, Hardwood Vanity, Vent	Garage	Single Car	Water/ Sewer	Village Jungle Water, Whole House Filtration, Reverse Osmosis Drinking Water, Septic Soakaway
Design	2 Story, 8" cement insulated block	Green Building Features	LED Lighting, Low VOC Paints, Split Units, 4" Spray Foam Insulation, Insulated Blocks	Custom Furniture	Hardwood Sofa, Kitchen Table, Vanities, Kitchen Cabinets, Office Desk, Interior Doors, Custom Porch Sofa, Hardwood Entry Cabinet, Tub Surround

Equipment/ Appliances	SS Fridge, SS Gas Stove, SS Fridge, SS Vented to Exterior Range Hood, Coffee Maker, Cappuccino Maker, Nugget Ice Machine, Second Fridge Freezer, Third Box Freezer	Interior	10ft+ Ceilings, Remote Ceiling Fans, Quartz Countertops, Smoke Alarms, Walk In Closet, Hardwood Island	Windows	1/4 " Glass, Triple Sliding Windows, Triple Sliding Porch Doors, Metal Exterior Front Door, Metal Garage Door with Opener
Exterior	Entire 2 acres Fenced, Electric Remote Gate, Variety Fruit Trees, Porch, Storage Shed	Roof	Kynar 500 Painted Metal	Gym	Elliptical, Weight Bench, Weights,
Exterior Finish	Plastered Cement	Style	Modern	Backup Equipment	Portable Gas Generator, Water Cistern with Pump

Above and Beyond Features	
Feature	Why Important?
Inverter Split Unit A/Cs	Despite the more expensive upfront cost, inverter split units use less power and are more efficient resulting in lower operating expenses. Good for your power bill!
8" Cement Insulated Blocks	Most buildings use 6" block filled with cement. This house was built using much stronger 8" block. The cores of the blocks are all insulated resulting less money spent on cooling the house.
Tongue and Groove Hardwood Flooring	The floors upstairs are tongue and groove. This results in a much solid floor with less movement. They are installed using cleats instead of nails so that all the hardware is invisible.
LED Lights	Throughout the house is soft warm LED lighting including the recessed lights. Again, less operating costs.
Exterior Paint	The house exterior is painted with elastomeric paint designed for cement. Although much more expensive than regular paint it not only last longer but provides a waterproof barrier.
Insulation	The roof of this house consists of a 4" spray foam insulation. There is also a radiant barrier beneath it. This results in an extremely cool home with less AC costs and lower utility bills.
Water System	The tankless heater provides endless hot water even when filling up the upstairs soaking tub. The reverse osmosis system means no hassle buying and carrying those heavy 5 gallon water jugs.
Hardwood Furniture	All of the furniture and doors are solid hardwood. The cabinets are made with 3/4" lumber and extra heavy duty drawer slides.
U.S. Appliances	The appliances in the main house are imported from the U.S. This means the oven is insulated unlike local appliances which means it is safer when children are around. The dishwasher is almost silent.

High Ceilings	The ceilings are 10ft downstairs and peak at 15ft upstairs. This means there is plenty of room for hot air to rise resulting in less A/C which means less operating costs.
Kynar 500 Roofing	In Belize most homes are built with cheaper metal roofing. This home features Kynar 500 Metal roofing. This means extra protection against weathering and aging. It will be many years before the roof needs any maintenance.
Windows	There is a huge number of windows on the house. The glass is 1/4" thick and tinted. Outside of that is sun block window screen. These two features result in less UV and heat penetrating the structure which means cheaper cooling cost. Most of the windows and sliding doors are triple sliders resulting in much more air flow.
Garage Door	The garage door is imported from the US along with the remote controlled belt driven opener. The garage door is insulated resulting in less heat and cheaper bills.
Backup Systems	There is a 500 gallon backup water tank with a pump that provides water when the village water system is under maintenance. There is also a gasoline portable generator to run fridges, fans and lights in the event of an extended power outage.
Technology	The house has fiber optic internet. Ubiquiti access points ensure that the entire property inside and out has wifi signal.
Water Proofing	This shouldn't be on this list but I've been in Belize a long time and one thing I've seen over the years is that showers are not water proofed properly. Many builders think that cement/concrete is waterproof. In just a few years you see peeling paint and tile floors popping up due to water intrusion. Tile walls and floors in a shower are not waterproof even if the walls and floors are cement. There needs to be a vapor barrier and shower pan. All shower walls in both houses are waterproofed with RedGuard and the shower floors have a PVC membrane ensuring all water in a shower is drained properly.
Electrical	One issue I've seen here in Belize is shortcuts with electrical wiring because it's cheaper. Things like overloaded circuit boxes and the minimal amount of outlets. In accordance with the US National Electrical Code, outlets should be spaced a minimum of 12 feet apart in every room. This was used when building these houses.
Plumbing	The entire house is plumbed with PEX pipe and copper stub outs. Most houses in Belize use PVC and CPVC. Also, the plumbing has proper slope and venting. No slow drains, low pressure, clogged septic lines or the dreaded sewer gas smells that are so common here.