

UNIQUE GUAM OCEAN VIEW HOME

Home Location at Ipan-Talofof, Route 4



Rise with the sun when you live at this one of a kind Pacific Seaside home in beautiful, cool Ipan-Talofof; just 10 miles from Agana.

With an excellent Pacific Ocean view, this family orientated vacation home comes with a secure private wall-fence, roll-away main gate, a large open concrete parking and function area and covered car port. Having a spectacular sunrise east view with an excellent hillside back yard ideal for a flower or herb garden, this tropical home is made to suit a new owner's imagination (an outside Jacuzzi, BBQ, Gazebo).



Truly a 'One of a Kind' ocean front Home in the Ipan Talofof community that is only one half mile south of the internationally famous Jeff's Pirates Cove. 'Sea side living' at its best that is just the thing for a Spa or small business venture. This is a luxury house perfect for events and party entertaining with spacious outside grounds with more than adequate electrical outlets. An ideal Vacation home located near to the beach that is much nicer than a crowded track home or condo with high monthly common fees. The dwelling maintains a cool, refreshing interior with an eastern off shore breeze that can be supplemented with state of the art ceiling fans or air conditioning. Air conditioning is not a necessity but an option available per owner's choice. All plumbing fixtures, piping, as well as septic tank and leaching field have been replaced and upgraded.

Must see House & Property to appreciate for your personal, family, and business evaluation.

- Single story design with 3 bedrooms, 2 bathrooms
- Utility / laundry room combo one half bathroom
- Floors fully marble tiled with matching border wall tiles
- Outside security wall posts have electrical outlet & evening lamps on ½ Acre lot
- Spacious combo two level family room and living room
- All main rooms and two bathrooms have modern combo light & ceiling fans
- Spacious kitchen with adjoining dining room with sliding glass door leading to a back sun deck.
- Three air-conditioner units, large water heater, and stove/oven with exhaust fan; energy efficient
- Telephone, DSL, and Cable TV – full connections available
- All windows & doors have new Typhoon shutters with locks

For Sale by Owner & asking only \$ 750K or best Offer - for this excellent home, location, land and view

For Appointment Viewing only - please contact **Don Baker / Caretaker & Owner Rep.**
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