

## FINCA CERMENO – ALL PROPERTY INFO

A charming retreat in Cermeño, Panamá, appraised at \$423,000

Finca Monticello is an exceptional country estate in an exceptional setting: a comfortable split-level, with pavilion and deep pool, atop a hill cooled by fresh breezes. Truly a traditional “casa de campo” of the 20th century intelligently adapted to the 21st.

### **House**

#### **Design Features**

333 m<sup>2</sup> / 3590 ft<sup>2</sup>. 5 bedrooms, 4.5 full baths, 2 community rooms, renovated kitchen, laundry, walk-in pantry. Open-floor plan. Terracotta floors, with wood accents. Kitchen counters of granite, polished concrete, butcher block. Bookcases, display nooks, art supports throughout. French-style windows, bedroom closets (floor-to-ceiling, built-in, tiled), high or vaulted ceilings fitted tongue-and-groove, all of cedar

#### **Potential Uses**

Single- or extended-family dwelling. Can also serve as a rental for conferences, birthdays, weddings, or anniversaries. (Estate, in part or whole, is available for rent until estate has sold).

#### **Construction**

Walls, floors of concrete blocks with reinforced columns. Roofs of corrugated tin, aluminum / wood beams, galvanized steel sheets

#### **Entryways / Lighting**

Metal doors, including Dutch. Access via mudroom, kitchen, laundry. Recessed lighting

#### **Family/Living Rooms**

Living & dining room, Family room (lower level). Floor-to-ceiling French-style windows, ceilings of tongue-in-groove cedar with recessed lighting, terra cotta floors and open-air interior walls.

#### **Kitchen**

Kitchen tiled floor-to-midwall, stainless steel appliances, breakfast bar, cedar ceiling; countertops of granite, butcher block, polished concrete

## Bedrooms (5)

### *Bedroom 1*

Floor-to-ceiling windows. Doors to outside wraparound balcony, with dominant view of Trinidad volcano. Attached bathroom with bathtub.

### *Guest Bathroom*

Bathroom near three bedrooms (or offices)

## Utilities

### **Electricity:**

System upgraded, grounded inside and out. Electrical heaters for two bathrooms

### **Propane:**

Tanks for generator, dryer, stove, water heaters in kitchen and guest bathrooms

### **Water:**

Metered, unfiltered, piped to only three estates in neighborhood

### **Wells:**

36.6m /120ft. Second capped, depth unknown

### **Cooling:**

Ceiling fans, year-round breezes

### **Internet / WiFi / Landline**

Major service providers available

## House Specifications

Room	Area	Dimensions
Entryway	10.9 m <sup>2</sup> / 117.3 ft <sup>2</sup>	6.9 m x 1.58 m / 5'2" x 2'8"
Living & Dining Room	57 m <sup>2</sup> / 187 ft <sup>2</sup>	8.5m x 6.8m / 28' x 22'
Family Room (lower level)	40.2 m <sup>2</sup> / 432.7 ft <sup>2</sup>	6.9 m x 6.12 m / 28'8" x 20'2"
Kitchen	15.12 m <sup>2</sup> / 162.8 ft <sup>2</sup>	1.22m x .82m / 4'x 2'8"
Guest Bathroom	2.64 m <sup>2</sup> / 28.4 ft <sup>2</sup>	1.94m x .97m / 6'4" x 3'2"
Laundry	10.64 m <sup>2</sup> / 114.5 ft <sup>2</sup>	2.58m x 2.82m / 8'6" x 9'3"
Bedroom 1	17.34 m <sup>2</sup> / 187 ft <sup>2</sup>	5.2m x 3.8m / 16' x 12'6"
Bedroom 1 Bathroom		4.2 m x 1.3 m / 13'8" x 4'3"
Bedroom 1 Patio	11.2 m <sup>2</sup>	
Bedroom 2	17.3 m <sup>2</sup> / 187 ft <sup>2</sup>	5.1m x 3.4m / 16'7' x 11'2"
Bedroom 2 Bathroom	5.7 m <sup>2</sup> / 62 ft <sup>2</sup>	4.1m x 1.4m / 13'5" x 4'7"
Bedroom 3	12.3 m <sup>2</sup> / 132.4 ft <sup>2</sup>	3.9m x 3.16m / 10'12" x 10'4"
Bedroom 4	14.82 m <sup>2</sup> / 159.52 ft <sup>2</sup>	3.9m x 3.1m / 12'10" x 10'4"
Bedroom 5	11.3 m <sup>2</sup> / 121.6 ft <sup>2</sup>	3.9m x 2.9m / 9'7" x 12'10"
Guest Bathroom	5 m <sup>2</sup> / 54 ft <sup>2</sup>	2.9m x 1.7m / 9'7" x 5'7"

## Grounds

### Lot Features

#### Lot Size (Recorded)

5,482 m<sup>2</sup> / 59,007 ft<sup>2</sup> / 1.35 acres / 0.55 hec.

#### Lot Size (Fenced)

5,640 m<sup>2</sup> / 60,708 ft<sup>2</sup> / 1.39 acres / .56 hec.

Location: 8°44'33.73"N 79°50'58.37"W

Altitude: 700m / 2,300ft

Land purchased 1965. Original house constructed 1967 and size doubled with expansion.

Finca Monticello: Occupied now year-round by owner. Previously occupied occasionally as a "casa de campo"

## Pool

Diving pool: 40,000 gallons graded from 1.2 m / 4 ft to 2.7 m / 9 ft). Pavilion with bar/barbecue/sink, dressing room, outdoors shower, half-bath. Staircase: 37 cement steps with railing.

## Landscaping

Evergreen and deciduous trees (pine, ficus, palm), plus an orchard of two dozen fruit trees (grapefruit, mango, lemon, lime, various oranges, etc.). Bushes and decorative plants. Hanging herb garden. Space for vegetable garden. Drainage system with specific plants, grasses; canals on land and roof

## Warehouses / Storage

4 closed, 3 open-air. Walls of concrete blocks, roof of galvanized steel sheets, gardening storage, backup for house water and electricity. Covered patio and locked enclosure.

### Warehouse (Well)

- Locked enclosure
- Pump, regulator, storage
- Covered patio

### Warehouse (Pool control)

- Locked enclosure
- Pump, timer, filter, etc.

### Warehouse (Utilities Backup)

## Utilities

Wells: In warehouse: 36.6m / 120ft. Outdoors: capped, depth unknown.

## Carport

## Adjacent and Nearby Properties (Observed)

### To north/northeast:

Paved highway between Capira and Cermeño

### To north and west:

Property of federal government, currently leased to Hogares Crea

### To south:

- Private property (Family of former VP)
- Dairy and poultry farms. Small factory. Racehorse stables and training. Convent for nuns. “Country estates” for Panamanians, Europeans, North and South Americans

## Grounds Specifications

Room	Area	Dimensions
Pavilion	91.8 m2 / 988 ft2	12.6m x 7.9m / 32'4" x 20'8"
Changing Room	8.5 m2 / 92 ft2	4m x 2.2m / 13' x 7'1"
Half-bath	2.6 m2 / 29 ft2	1.3m x 2.2m / 7'1" x 4'3"
Covered Patio	22.5 m2 / 242 ft2	
Warehouse (pool)	5.6 m2 / 60 ft2	3m x 1.9m / 9'9" x 7'3"
Warehouse (well)	16.4 m2 / 177 ft2	4.1m x 4m / 13'6" x 13'2"
Covered Patio	8.2 m2 / 88 ft2	4.1m x 2m / 13'5" x 6'7"
Warehouse (utilities)	8.25 m2 / 89 ft2	2.5m x 2.8m / 8'7" x 9'
Covered Patio	6.7 m2 / 72 ft2	2.6m x 1.7m / 9'1" x 5'7"
Locked Enclosure	8.1 m2 / 87 ft2	2.5m x 3.3m / 8'2" x 9'1"
Carport	24.7 m2 / 266 ft2	5.9m x 4.2m / 19' x 15'

## More Information

### Purchase Information

- Negotiable finders' fee or commission
- Company (Monticello Holdings, Inc.) also for sale
- Direct dealing with owner preferred
- Lawyer available, experienced with real estate transfers, representing buyer, seller or both
- Sold with house: gas stove/oven, refrigerator, washer, dryer, some curtains / shades
- Available semi-furnished or without furniture
- Documents available
  - Recent appraisal for qualified buyers
  - List of local experts, handymen, cleaners

- Operational diagrams, instructions for utilities systems (water/electricity/pool systems)
- Instructions to operate and repair tools, machines (if conveyed with property)

## Property Details

### **Lot Size (recorded)**

5,482 m<sup>2</sup> / 59,007 ft<sup>2</sup> / 1.35 acres / 0.55 hec.

### **Lot Size (fenced)**

5,640 m<sup>2</sup> / 60,708 ft<sup>2</sup> / 1.39 acres / .56 hec.

### **Interior Size (Est.)**

333 m<sup>2</sup> / 3,590 ft<sup>2</sup>

### **History**

Land purchased 1965, original house constructed 1967, house size doubled in expansion.

### **Owner**

Finca Monticello Holdings, Inc.

### **Entry**

14 January 2015

## Utilities

### **Electricity:**

Electrical system upgraded, grounded inside and out. Heating for two bathrooms.

### **Propane:**

Tanks for generator, dryer, stove, water heaters in guest bath and kitchen.

### **Water:**

Metered, unfiltered, limited to three fincas.

### **Wells:**

36.6m / 120ft. Second capped, depth unknown.

### **Cooling:**

Ceiling fans, year-round breezes.

### **Internet / WiFi / Landline**

Major service providers available.

## The Neighborhood

### To Capira:

4.4 km / 2.7 mi to farmers' market, groceries, dry goods, hardware, transport, clinics

### To Cermeño (Central):

1.6 km / 1 mi to schools, park, church, sports fields

### To La Chorrera:

16 km / 10 mi to malls, hospitals, veterinarians, etc.

### To Coronado:

40 km / 25 mi to beaches, resorts, restaurants, medical services

### To Beaches:

For walking, swimming (Gorgona Nueva); for fishing (Monte Oscuro) est. 23km / 14mi.

### To Panama City:

Metro, national buses, shopping mall at Albrook, est. driving/bus time, 1 hr.

### Tocumen International Airport:

driving time, 1-1.5 hrs

## Location Details

**Altitude:** 700m / 2,300ft

**Town/Sector:** Cermeño

**District:** Capira

**Province:** Panamá, as recorded, but Panamá West since 2015.

**Legal Location Code:** 8204

**Public Registry No.:** 37621 (F)

## Contact

**Email:** [fincacermeno@gmail.com](mailto:fincacermeno@gmail.com)

**WhatsApp:** Text or recorded messages in Spanish or English to 6345-1910.  
No calls, please.

## Directions/Visit

- Finca Monticello is 50 (estimated) driving minutes from Panama City, halfway between the resort town of Coronado and the provincial capital of La Chorrera
- 4.4 km / 2.7 mi from the Panamerican Highway in Capira, on the same side and just past the local landmark of Hogares Crea