

Information about Finca Monticello

A charming retreat for sale in Cermeño, Panama Oeste, Panamá.
Appraised at \$423,500. Make an offer. Motivated seller.

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

Location

Halfway between resort town of Coronado and provincial capital of La Chorrera.

4.4 km / 2.7 mi from Pan American Highway in Capira.

Adjacent to local landmark of Hogares Crea.

Altitude: 205 m / 671 ft.

GPS: 8°44'47.96" N.n / 79°51'20.42" W.

Latitude / Longitude: 8°44'33.73" N. / 79°50'58.37" W.

House

Size 333 m² / 3,590 ft²

Split-level: 5 bedrooms, 4 full baths, 1 half-bath, 2 community rooms. Renovated complex of kitchen, laundry, full bathroom, walk-in pantry.

Potential Uses

Single / extended-family dwelling. Group home. Business office / headquarters.

Rental for conferences, holidays, birthdays, weddings, anniversaries.

History

Land for Monticello ("little mountain") purchased in 1965. Original house likely constructed in 1969. Size more than doubled with expansion.

Previously occupied as "casa de campo" (country estate occasional use). Now occupied year-round by owner.

Design Features

- **Rustic:** Terracotta with wood accents on floor inside, patio outside.
- **Distinctive:** French-style windows, ceilings high or vaulted with tongue-and-groove planks.
- **Custom:** Floor-to-ceiling cedar closets, walk-in pantry.
- **No extra charge:** Spectacular views, especially sunsets.

Living - Dining / Family Rooms

- Multiple entries for split-level access.
- Display nooks, art supports, open-air bookcase.

Kitchen Complex

- Open-air interior walls, with breakfast bar.
- Counters of granite, polished concrete, butcher block.
- Stainless-steel appliances in kitchen, white in laundry.
- Full bathroom for visitors.
- Floor tiled to midway up kitchen walls.

Beds 'n Baths / Offices (5)

- **Bedroom 1 (master):** Floor-to-ceiling windows, glass doors to wraparound balcony with panoramic view of Trinidad peaks. Attached bath with deep tub.
- **Bedroom 2:** Paired with master, with full bath attached.
- **Bedrooms 3-5:** Full guest bathroom.

Construction / Access / Lighting

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

- Metal Dutch doors in upper-level kitchen and laundry, metal door for lower-level mudroom.
- Recessed lighting, multiple electrical outlets throughout.

Utility Systems

- **Electricity:** System upgraded, grounded inside and out. Powered in part with emergency generator when necessary. Electrical heaters for two bathrooms.
- **Propane:** Generator, dryer, stove, water heaters for visitor / cluster bathrooms.
- **Water:** Metered, piped to only three estates in neighborhood.
- **Wells:** First 36.6 m / 120 ft. Second capped, depth unknown.
- **Cooling:** Ceiling fans, year-round breezes.
- **Internet / WiFi / Landline / Cable:** Major service providers available.

House Specifications

Rooms	Area	Dimensions
Entryway (lower level)	10.9 m ² / 17.3 ft ²	6.9 m x 1.58 m / 5'2" x 2'8"
Living & Dining Room	57 m ² / 187 ft ²	8.5 m x 6.8 m / 28' x 22'
Family Room (lower level)	40.2 m ² / 432.7 ft ²	6.9 m x 6.12 m / 28'8" x 20'2"
Kitchen Complex	15.12 m ² / 162.8 ft ²	6.1 m x 2.82 m / 20' x 9'3"
with Pantry	1 m ² / 11 ft ²	1.2m x .8m x 2.3m / 4'x 2'6"x7'6"
with Visitor Bathroom	2.64 m ² / 28.4 ft ²	1.94 m x .97 m / 6'4" x 3'2"
with Laundry	10.64 m ² / 114.5 ft ²	2.58 m x 2.82 m / 8'6" x 9'3"
Bedroom 1	17.34 m ² / 187 ft ²	5.2 m x 3.8 m / 16' x 12'6"
Bedroom 1 Bathroom	5.7 m ² / 62 ft ²	4.2 m x 1.3 m / 13'8" x 4'3"
Bedroom 1 Patio	11.2 m ²	N/A
Bedroom 2	17.3 m ² / 187 ft ²	5.1 m x 3.4 m / 16'7' x 11'2"
Bedroom 2 Bathroom	5.7 m ² / 62 ft ²	4.1 m x 1.4 m / 13'5" x 4'7"
Bedroom 3	12.3 m ² / 132.4 ft ²	3.9 m x 3.16 m / 10'12" x 10'4"
Bedroom 4	14.82 m ² / 159.52 ft ²	3.9 m x 3.1 m / 12'10" x 10'4"
Bedroom 5	11.3 m ² / 121.6 ft ²	3.9 m x 2.9 m / 9'7" x 12'10"
Guest Bathroom	5 m ² / 54 ft ²	2.9 m x 1.7 m / 9'7" x 5'7"

Grounds / Landscape

Lot (recorded): 5,482 m² / 59,007 ft² / 1.35 acres / 0.55 hectare.

Lot (fenced): 5,640 m² / 60,708 ft² / 1.39 acres / .56 hectare.

Pool / Pavilion

- **Diving pool:** 40,000 gallons, banjo shaped (neck and pot)
 - **Dimensions:** length 11m / 34 ft, width 6m / 19 ft., graduated depth from 1.2m / 4 ft. to 2.7m / 9 ft.
- **Covered pavilion** with bar, sink, storage. Nearby barbecue pit, dressing room, outdoor shower, half-bath, covered patio.
- **Concrete staircase** (37 steps).
- **Warehouse:** Jacuzzi pump, timer, filter, storage.

Warehouses / Storage / Carport

- Four enclosed, 1 open-air (5 locked).
- Concrete block walls, galvanized steel roof, storage.
- Backup for electricity / water, with well house regulator for pump to 36.6m / 120 ft.

Grounds Specifications

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

Landscaping

- Wraparound terraces outside and inside.
- Evergreen and deciduous trees (pine, ficus, palm).
- Two dozen fruit trees (grapefruit, mango, lemon, lime, oranges, etc.).
- Bushes, decorative plants, hanging herb garden. Space for vegetable garden.
- Land / roof drainage using plants, grasses, ground canals, gutters, and downspouts.

Adjacent and Nearby Properties (Observed)

To N / NE: Paved highway between Capira and Cermeño.

To N / W: Property of federal government, used by Hogar Crea.

To S: Private estate.

Nearby

- Dairy and poultry farms. Small factory. Stables, training for racehorses.
- “Country estates” for Panamanians, Europeans, North and South Americans.
- Convent for nuns.
- Church, primary / middle schools, park, sports venues.

The Neighborhood

To Cermeño (Central): 1.6 km / 1 mi to schools, park, church, sports fields.

To Capira: 4.4 km / 2.7 mi to farmers’ market, groceries, dry goods, hardware, transport, clinics.

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

To Costa Verde shopping center: 29 km / 18 mi, **Westland mall:** 36 km / 22.3 mi

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 / 14 mi

To Panama City: From Capira to national buses, shopping, Metro stop at Albrook Mall, est. driving / bus time, 1 hr.

To Tocumen International Airport: Driving time, 1-1.5 hrs.

Purchase Information

Contacts

Email: fincacermeno@gmail.com

WhatsApp: 1-507-6345-1910 (Eight digits for Panama cell phones).

Please send text or recorded messages in Spanish or English.

Email representative: alice.klement@gmail.com

By arrangement: USA (239) 234-4081

Panama cell/WhatsApp: (507) 6345-1910

Legal Details / Purchase Details

Legal Details

Town / Sector: Cermeño

District: Capira

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

Location Code: 8204

Public Registry No.: 37621 (F)

Postal Code: 1007

Last Entry: 14 January 2015

Purchase Details

- Negotiable finder's fee or commission.
- Direct dealing with owner preferred.
- Company (Monticello Holdings, Inc.) also for sale.
- Experienced lawyer available for real estate transfers, representing buyer, seller or both.
- Sold with gas stove / oven, refrigerator, washer, dryer, some curtains / shades.
- Available sparsely furnished or without furniture.

Documents available to qualified buyers:

- ICAPSA appraisal (Informally translated)
- Floor plan (Informally sketched)
- Inspection report (Informally translated)

Documents available to buyers:

- List of local experts, handymen, cleaners.
- Operational diagrams, instructions for water / electricity / pool systems.
- Instructions to operate and repair tools, machines if conveyed with property.