

# Information about Finca Monticello

A charming retreat for sale in Cermeño, Panamá  
Appraised at \$423,500

Finca Monticello is an exceptional country estate in an exceptional setting: A comfortable split-level, with pavilion and deep pool, atop a hill cooled year-round by breezes. 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 LaChorrera  
4.4 km / 2.7 mi from PanAmerican Highway in Capira  
Adjacent to local landmark of Hogares Crea

**Altitude:** 205 m / 671 ft

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

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

## House

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

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. Small business office / headquarters.

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

**Estate now available for rent, in part or whole, until sale completed.** View or download “Buy/Rent” on home page of website [fincacermeno.com](http://fincacermeno.com)

## History

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

Previously occasionally occupied as a “casa de campo.” Now occupied year-round by its fifth owner.

## Design Features

- **Rustic:** Terracotta on terrace outside, with wood accents on floor inside
- **Elegant:** 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

- Floor tiled to midway up kitchen walls
- 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

## **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 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 <sup>2</sup> / 17.3 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>	8.5 m x 6.8 m / 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 Complex	15.12 m <sup>2</sup> / 162.8 ft <sup>2</sup>	6.1 m x 2.82 m / 20' x 9'3"
with Pantry	1 m <sup>2</sup> / 11 ft <sup>2</sup>	1.2m x.8m x2.3m /4'x 2'6"x7'6"
with Visitor Bathroom	2.64 m <sup>2</sup> / 28.4 ft <sup>2</sup>	1.94 m x .97 m / 6'4" x 3'2"
with Laundry	10.64 m <sup>2</sup> / 114.5 ft <sup>2</sup>	2.58 m x 2.82 m / 8'6" x 9'3"
Bedroom 1	17.34 m <sup>2</sup> / 187 ft <sup>2</sup>	5.2 m x 3.8 m / 16' x 12'6"
Bedroom 1 Bathroom	5.7 m <sup>2</sup> / 62 ft <sup>2</sup>	4.2 m x 1.3 m / 13'8" x 4'3"
Bedroom 1 Patio	11.2 m <sup>2</sup>	N /A
Bedroom 2	17.3 m <sup>2</sup> /187 ft <sup>2</sup>	5.1 m x 3.4 m / 16'7" x 11'2"
Bedroom 2 Bathroom	5.7 m <sup>2</sup> / 62 ft <sup>2</sup>	4.1 m x 1.4 m / 13'5" x 4'7"
Bedroom 3	12.3 m <sup>2</sup> / 132.4 ft <sup>2</sup>	3.9 m x 3.16 m / 10'12" x 10'4"
Bedroom 4	14.82 m <sup>2</sup> / 159.52 ft <sup>2</sup>	3.9 m x 3.1 m / 12'10" x 10'4"
Bedroom 5	11.3 m <sup>2</sup> / 121.6 ft <sup>2</sup>	3.9 m x 2.9 m / 9'7" x 12'10"
Guest Bathroom	5 m <sup>2</sup> / 54 ft <sup>2</sup>	2.9 m x 1.7 m / 9'7" x 5'7"

## Grounds

**Lot (recorded):** 5,482 m<sup>2</sup> / 59,007 ft<sup>2</sup> / 1.35 acres / 0.55 hec.

**Lot (fenced):** 5,640 m<sup>2</sup> / 60,708 ft<sup>2</sup> / 1.39 acres / .56 hec.

## Pool / Pavilion

- **Diving pool:** 40,000 gallons graded from 1.2 m / 4 ft to 2.7 m / 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, 3 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 <sup>2</sup> / 988 ft <sup>2</sup>	12.6m x 7.9m / 32'4" x 20'8"
with Changing Room	8.5 m <sup>2</sup> / 92 ft <sup>2</sup>	4m x 2.2m / 13' x 7'1"
with Half-Bathroom	2.6 m <sup>2</sup> / 29 ft <sup>2</sup>	1.3m x 2.2m / 7'1" x 4'3"
with Covered Patio	22.5 m <sup>2</sup> / 242 ft <sup>2</sup>	N / A
Warehouse (pool)	5.6 m <sup>2</sup> / 60 ft <sup>2</sup>	3m x 1.9m / 9'9" x 7'3"
Warehouse (well)	16.4 m <sup>2</sup> / 177 ft <sup>2</sup>	4.1m x 4m / 13'6" x 13'2"
with Covered Patio	8.2 m <sup>2</sup> / 88 ft <sup>2</sup>	4.1m x 2m / 13'5" x 6'7"
Warehouse (utilities)	8.25 m <sup>2</sup> / 89 ft <sup>2</sup>	2.5m x 2.8m / 8'7" x 9'
with Covered Patio	6.7 m <sup>2</sup> / 72 ft <sup>2</sup>	2.6m x 1.7m / 9'1" x 5'7"
Storage (locked)	8.1 m <sup>2</sup> / 87 ft <sup>2</sup>	2.5m x 3.3m / 8'2" x 9'1"
Carport	24.7 m <sup>2</sup> / 266 ft <sup>2</sup>	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)
- Bushes, decorative plants, hanging herb garden. Space for vegetable garden
- Land and roof drainage system using plants, grasses and canals

## **Adjacent and Nearby Properties (Observed)**

**To North / Northeast:** Paved highway between Capira and Cermeño

**To North / West:** Property of federal government, used by Hogares Crea

**To South:** Private estate (family of former VP)

## **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, sport 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

**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

**Tocumen International Airport:** Driving time, 1-1.5 hrs

## **Purchase and Rental Information**

### **Contacts to Buy or Rent before Sale**

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

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

No direct calls, please. Send text or recorded messages in Spanish or English. Thanks.

### **Rental Details**

Prices and times available via “Buy / Rent” on home page of website [fincacermeno.com](http://fincacermeno.com)

Minimum one-week notice to reserve pool and three-day notice to cancel reservation

Deposit of 25% required if party unknown to property manager

### **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
- Lawyer available, experienced with real estate transfers, representing buyer, seller or both
- Sold with gas stove / oven, refrigerator, washer, dryer, some curtains / shades
- Available semi-furnished or without furniture
- Documents available to qualified buyers
  - Recent ICAPSA appraisal (Informally translated)
  - Floor plan (Informally sketched)
- Documents available to buyer
  - 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)