



"HOUSE FOR SALE" SANTA RITA HEIGHTS

BELIZE PROPERTY CENTER
Lincoln Eiley
Associate Agent
Corner 1st Avenue & 2nd Street North
Corozal Town, Corozal District
Belize

<i>Heading</i>	House for Sale
<i>Location</i>	Santa Rita Heights, Corozal, Belize
<i>Property Type</i>	Residential with covered patio
<i>Price</i>	\$69,000.00 USD Price Reduced
<i>Property Description</i>	748 Sq.Ft. All American Standard construction. 700 Sq.Ft. Covered and screened patio with bar and counter. 2 bedrooms, 1 bathroom (with an additional room for office or guest bedroom)
<i>Area Description</i>	10 minutes by car to the Corozal Airport and 20 minutes to bordering Chetumal, Mexico. A 20 minute drive to the casinos and a 20 minute commuter flight to the nearby island of Ambergris Caye or 2 hours by water taxi boat (daily schedules) to Ambergris Caye. Access to, Tulum, Playa del Carmen and Cancun-Mexico through Pan American Highway. American style shopping malls and center just across the Chetumal, Mexico border.
<i>Realtor</i>	Lincoln Eiley – ID

Property Description

HOUSE FOR SALE

2 Bedroom – 1 Bathroom – With option to convert 3rd room to office or guest bedroom

The Property:

This fully concrete house is divided into two bedrooms, one bathroom, living and dining areas and a kitchen (with third room that can be converted to office or guest bedroom).

The entire house is air condition with multiple split units. All interior doors and finishes are wood. Kitchen is wood covered with tiles.

The rear of the house has access to an enclosed laundry for a washer/dryer. The house also provides 700 Sq.Ft. covered and screened-in porch with wooden crafted chairs and bar counter top.

All floors throughout are covered with ceramic tiles. The bathroom is fully tiled.

Exterior windows are louver glass cover with iron bars for security. Doors are solid wood.

The exterior of the building is made of cement blocks. The roof is wooden rafters covered with metal zinc roofing material.

Potential to Rent: If rented, this house may realize approximately \$300.00 USD per month in addition to utilities.

Parking space is adequate and a large front yard is there to enjoy and bask in the Caribbean sun.

The house sits in a gated area and is fenced all around.

Personal Property: The property is not furnished.

It is a perfect starter home for a couple looking to just let it all loose in Belize.

Size of Residence:

First Level – Kitchen, Living, Dining, Bedrooms & Bathroom,

Living Area: 748 Sq.Ft.

Side patio and covered veranda: 700 Sq.Ft.

Facilities and Amenities:-

Car Park: Yes

Water: Community Water. Can vary \$25.00USD a month

Septic System: Aqua Privy System approved by Public Health Department

Garbage disposal: Owner's responsibility

Communication TV: Cable \$22.50USD a month

Telephone/Internet: BTL or SMART Cellular or fixed Cellular

Electricity: Belize Electricity Limited. Can vary \$70.00USD a month

Property Taxes: \$5.00 US per year

Maintenance: Approximately \$50.00USD a month

Parcel No: 3494, Registration Section: Corozal North Block 1

Parcel Size: 433.634 S.M.

Community Features and Infrastructure – Living in Belize

**AARP LIKES COROZAL IN BELIZE AS TOP RETIREMENT
DESTINATION** (read article August 11, 2010) Association of American
Retirement People Magazine

Coming into Belize by road through Mexico gives you the splendid opportunity to enter the small metropolis that is Belize's northernmost district - Corozal. Traditionally the heart of the country's sugar growing and processing industry, Corozal today is also well-known for its Free Zone, sprawling housing development favored by expats and low cost of living.

Corozal Town continues to be a convenient base for day trips to Chetumal,

the capital of Mexico's southern state of Quintana Roo which is nine miles away, or for excursions to the Mayan ruins and beaches of the Yucatan Peninsula.

San Pedro Ambergris Caye, Belize' most popular destination for scuba divers and snorkelers, is only 20 minutes by air from the Corozal airstrip. It's 90 miles from Belize City to Corozal by road, a comfortable two-hour ride by road; buses run daily. Corozal is located between two scenic rivers, the New River and Rio Hondo, with its fair share of Maya ruins, snorkeling, swimming and fly fishing attractions.

Corozal - Best Retirement Destination

Corozal is Belize's fourth largest populated district, with 20,335 residents. and home to a growing community of North American and European retirees. In 2010 the American Association of Retired Persons, the AARP, ranked Corozal a top retirement destination. The article describes Corozal:

"Squeezed between Mexico's Yucatan coast and Guatemala to the south, sparsely populated Belize is a Central American paradise, with tropical jungle flora, endless white beaches, an aquamarine Caribbean sea, some of the world's best reefs for snorkelers, world-class fishing, Mayan ruins, and even casinos.

"Most expats settle either on the largest island, Ambergris Caye, or in the Corozal District on the mainland's northern tip. Ambergris Caye has the up scale restaurants and condos, including million-dollar properties. It can be as expensive as South Florida (Leonardo Di Caprio bought an island west of Ambergris Caye).

"The Corozal district, a few miles' drive from the Mexican border, is far more affordable. Corozal expats live a laid-back life, with year-round outdoor play (boating, hiking, swimming, diving), but are still only minutes from the malls and cineplexes of Chetumal, the capital of the Mexican state of Quintana Roo."

Another interesting view of Corozal comes from an American retiree who now calls Corozal home.

He writes: "When we first visited Corozal in May 1998, my wife decided that she wanted to live here. It was hot and dry in May, and the town was in the economic doldrums, but we still loved it. The bay front reminded me of Santa Monica. Corozal is a sleepy little 3rd-world town, vaguely reminiscent of a small Mexican border town like Naco or Aqua Prietta on the Arizona-Mexico border. The cars are mostly used, the roads are mostly beat-up, and the town generally looks like it could use a coat of paint. Lately, the town is benefiting

from some new income (from the Free Zone) and the main streets are starting to look more presentable." (*Contributed*)

Corozal Belize Today

Description: Getting There:

Corozal is easy to reach by road or by air. From Belize City it is a two-hour drive. Belize's domestic airlines offers flights daily between Corozal, San Pedro and Belize City. If you are traveling overland from Mexico you can cross the border by bus or car to reach Corozal. Car rentals and bus service are both available, however, most lodges provide transfer service and can pick up visitors from anywhere in Belize.

Corozal:

Explore Corozal, the northern-most district of Belize. Beyond the emerald green waters of the bay, Corozal has much to offer. Four thousand years ago during the Maya Pre-classic periods, Corozal was an important seaport ruled by the Maya Cacique, Na Chan Kan. It survived the Mayan civilization's decline and the European conquest of the new world. In the 1800's, Corozal became home to refugees of the Yucatan's Caste Wars. Then, as now, people have found peace, tranquility and relaxation in Corozal. The Corozal Free Zone is one of the newest attractions in the area for those seeking opportunities in business and industry.

The rich history and people (Mayan, Mestizo, East Indian, Chinese, Creole, and Garifuna) make Corozal an interesting place, of great diversity and culture. From Corozal Town the main center of activity in the district, you can visit fascinating Maya villages, rich culture, rivers and waterways teeming with wildlife and the enchanting Corozal Bay, a sanctuary for manatees with inviting waters for swimming, sailing and other water sports. For those who want to enjoy the beauty of Belize and its rich, diverse culture, come to Corozal.

Do It All From Corozal

Imagine spending the morning discovering the ancient civilization of the Maya and the Santa Rita and Cerros. Temples, ball courts and some mounds have been covered with jungle growth for centuries. Listen to the sounds of the birds and feel the mystery of this sacred land as you walk through the trails. The afternoon offers many options. Take a boat ride along the New River, Rio Hondo and wetlands to experience the flora and fauna of the district, including crocodiles, ocelots, manatees and birds. Go further and marvel at the beds of water lilies on the lagoon. On your way back explore

the banks of the river for tropical plants and the delicate orchids that hang from the trees. You may choose to visit one of the many Maya villages nearby where traditions are still alive or join a local fiesta.

FRONT VIEW



LIVING ROOM/KITCHEN



LIVING ROOM/KITCHEN



PATIO W/BAR

