

# Sierpe del Pacifico pricing list and lot descriptions (September 1st, 2014)

## Owners' Lodge and Owner's Cabin Rights of Use Offerings as of Sep. 1st, 2014

As an incentive for purchasing a lot at Sierpe del Pacifico, all buyers will be gifted one to two weeks use per year, for a period of five calendar years of the River Cabin (2 br/2 ba, 905 sq. ft home located on lot #8) or the Owners' Lodge (2 br/2ba 1750 sq. ft. residence located on lot #3). **With vacation rental rates on the Owners' Lodge ranging from \$800-\$1200 per week, the "Rights of Use" program has a retail value of \$800-\$2400 per year and \$4000-\$12000 for the duration of the program.**

This offer is being made so that Sierpe del Pacifico buyers will be able to immediately enjoy their investment in Costa Rica well before they build their own home.

## Prices at a glance

- LOT 1) **\$169,990 (SOLD)**
- LOT 2) **\$74,990**
- LOT 3) **\$299,990, fully furnished 1750 sq. ft. home w/rental income**
- LOT 4) **\$149,990**
- LOT 5) **\$165,000 (SOLD)**
- LOT 6) **\$90,000 (SOLD)**
- LOT 7) **\$75,000 (SOLD)**
- LOT 8) **\$159,990, fully furnished 905 sq. ft. home w/rental income**
- LOT 9) **\$42,500**
- LOT 10) **\$55,000 (SOLD)**
- LOT 11) **\$150,000 (SOLD)**
- LOT 12) **\$120,000 (SOLD)**
- LOT 13A) **Not Available for sale**
- LOT 13B) **\$29,990 (SOLD)**
- LOT 14) **\$52,250 (SOLD)**

**LOT 15) \$52,250 (SOLD)**

**LOT 16) \$77,500 (SOLD)**

**LOT 17) \$54,990**

**LOT 18) \$42,990**

**LOT 19) \$52,500**

**LOT 20) \$77,500**

**LOT 21) \$84,990**

**LOT 22) \$39,990**

**Lot #1 “The river knoll” (SOLD):** Located on the Northwest corner of the property bordering both the *calle publica* (public road) and the 50 meter river concession zone, this lot offers the best in river views and a multitude of use for someone looking to build creatively with multiple structures. Two building sites are located on the ridge extending north to south along the lot. The first (most southerly) will be limited to an 800 square foot footprint (interior living space and exterior space consisting of decking or veranda). One Story will be allowed for this building site. The second building site (middle of ridge) will be limited to 2000 square feet of total living space and 2 stories. Both building sites offer amazing views of the river, mountains, mangrove reserve, sunrises, sunsets, as well as generous airflow. Access from the second (main) building site to the western SDP boat dock will be quick and easy. Owners will be able to build a private staircase down to the dock area which should give them one way access in less than a minute.

**Listing price Lot #1: \$169,990 Sold**

**Lot #2 “Vistas del Manglar”:** Facing directly north with intimate, expansive views of the SDP mangrove preserve and two mountain ranges, lot 2 is the most affordable of our front ridge lots. Enjoy sunrises, sunsets, and good air-flow throughout the day. While seemingly small in size, the buildable footprint is actually very accommodating to a larger structure with the proper stiling and positioning of the residence. An ideal design for this lot would be a 1400 sq. ft split level, 2 bedroom, 2 bath home. Additionally, a guest bedroom or small additional building (300 square foot maximum) will be allowed to be built in the shallow bowl of land directly east of the main building footprint. Access to the western boat dock will be quick and easy from this lot as well. Owners can take the community trail that runs between lots 2 and 3, or they can build their own private staircase directly from their home down to the garden area that will border the western dock. One way access should take about 90 seconds.

**Listing price Lot #2: \$74,990**

**Lot #3 “Owner’s Lodge”:** This home on lot #3 is the ultimate display of what "off-the-grid" luxury in the jungle can be. Constructed primarily of exotic hardwoods and designed with large screened-in window expanses, this space is harmonious with its surroundings yet maintains a high level of aesthetic and comfort. The main floor consists of a very large and well appointed kitchen/bar/dining area, and a living/lounge/study area. Sliding screen doors in the living area open up to a wrap around deck with rocking chairs, loungers, and direct views of the river and mountains. A large first floor bathroom is accessible near the main entry and also connects directly to the guest bedroom. A large spiral staircase built completely from exotic hardwoods connects the main floor to the upstairs master suite. The suite is 550 square feet in size and has it's own private bathroom. Furnishings include a king sized bed, sofa sleeper, lounge chairs, and an executive desk made of rum-rum wood. This house is powered by an extremely large solar system that includes 6, 200 watt panels, 8 deep cycle batteries, and a 3500 watt inverter. What this means is that any household appliance can be run with ease, confidence, and reliability. **This home is currently grossing around \$25,000 in rentals and nets \$16,500 after all expenses are paid.** Whether you're looking for a permanent adventure oriented residence, or a second home with great vacation rental potential, this home fits the bill in all regards.

**Listing Price of the Owners’ Lodge (Fully Furnished): \$299,990**

**Lot #4 “El Mejor” (the best):** Once viewed, no further explanation as to why lot #4 is the best will be necessary. It’s all here; 360 degree views from the 1<sup>st</sup> and 2<sup>nd</sup> stories, the largest buildable footprint of any Sierpe del Pacifico home site, mature natural surroundings, and complete privacy. This is a legacy lot for a legacy home. Build whatever you want....construction is limited at a hefty 3500 square feet. If you will settle for nothing but the best then look no further than “El Mejor”.

**Listing Price Lot #4: \$149,990**

**Lot #5 “Vistas de Valle” (SOLD):** As one of 5 premier lots on Sierpe del Pacifico’s front ridge, lot #5 offers the customary distinctions of all premier lots: 360 degree views of river and mountains, superb airflow, and distinctive elevation. It can be said with certainty that lot #5 offers the most comprehensive and open views of all SDP lots. Sunrises and sunsets are completely wide open...as are views of the *Talamanca*, *Costanera Fila*, and *Miramar* mountain ranges. With a 2 story, 2000 sq. ft. construction allowance the owner will be able to let their

imagination run wild and desires for a dream residence be fulfilled. Another unique feature to this lot are the steep drop-offs on either side of the buildable area that not only allow for wide open views, but also allow for parts of the house or deck to literally hang off the side of the mountain, thus creating a breathtaking presentation.

**Listing Price Lot #5: \$165,000 Sold**

**Lot #6 “The lime tree lot” (SOLD):** In addition to having Sierpe del Pacifico’s largest citrus tree as a backdrop, the “lime tree lot” offers one of the largest, flattest building footprints in the entirety of the Sierpe del Pacifico property. Add to this large, open views of the back valley, forest preserve, sunrises, sunsets and Miramar mountain ranges and you have one heck of a complete package. The elevation and airflow is similar to those lots located on the river side of the front ridge. A maximum area of 2500 square feet will be allowed for this site’s construction of a residential structure. Two stories will also be permitted. This is one of the most attractively value priced lots at Sierpe del Pacifico.

**Listing Price Lot #6: \$90,000 Sold**

**Lot #7 (SOLD):** One of three valley view Sierpe del Pacifico home sites, lot 7 is by far the most uniquely situated. A narrow ridge of land provides a smaller, but sufficient rectangle of land situated on the edge of a steep drop. Surely the owner will want to take advantage of the ability to make their deck and frontal views appear to literally “hang off the edge”. Commanding views of the back valley, forest preserve, wetland preserve, sunrises, sunsets, and the Miramar mountain ranges complete the charm of this home site. Construction will be limited to 1700 square feet and two stories.

**Listing Price Lot #7: \$75,000 Sold**

**Lot #8 “The River Cabin”:** Lot 8 is the current location of the Sierpe del Pacifico river cabin. This 2 bedroom, 2 bath 905 square foot rainforest retreat comes fully furnished in our signature “refined rustic” style and has already been outfitted with a solar power generation system. Residents will appreciate the strategic placement of the cabina on a small knoll extending out into the back valley from the Sierpe del Pacifico main ridge. Guests and residents will also enjoy vivid sunrises and sunsets, tremendous wildlife and bird-watching potential, as well as good, consistent airflow throughout the day and evening. The Sierpe del Pacifico “River Cabin” is

available for purchase as a complete lot and home package. **This home currently grosses about \$17,500 a year from rentals and grosses \$10,000 after all expenses are paid.**

**Listing Price Lot #8: \$159,990**

**Lot #9:** Located in the canopy and with very close, easy access to the eastern pier, lot 9 is an ideal location for the serious naturalist or fisherman that puts a high value on enjoying the natural amenities of the Sierpe del Pacifico property but is on a tighter budget. With a prime location under the canopy and near the wetland preserve, you'll be up close and personal with nature on a constant basis. The location is also ideal for those wanting easy access to their boats or kayaks for enjoyment and use on the Sierpe River. With just a two minute walk on flat ground you'll be ready to set off on a multitude of adventures. This lot combined with 600-800 sq. ft. home has the potential to be one of the highest returning Sierpe del Pacifico homes on a percentage basis. The total investment cost would be right in the \$100,000 range as well.

**Listing Price Lot #9: \$42,500**

**Lot #10 "The Cathedral" (SOLD):** Also located within the canopy, lot 10 is ideal for the naturalist or fisherman that very simply just wants to enjoy the natural draw of lot ownership at Sierpe del Pacifico. The canopy setting offers the ideal opportunity and location to inspect the wealth of diversity within the surrounding ecosystem. Tune out and enjoy some personal peace, or reminisce about the days catch and the big ones that got away. Additionally, lot 10 provides the largest footprint of any front ridge canopy lot as well as a higher elevation and better airflow than lots 9 or 22. As with all canopy lots, when pre-sale pricing is factored in one could have themselves one heck of a piece of paradise – paradise including access to the Pacific Ocean – for one heck of a price.

**Listing Price Lot #10: \$55,000 Sold**

**Lot #11 "La Salida del Sol" (The sunrise) SOLD:** Located on the very eastern edge of the front ridge, lot 11 will provide its' owner with two very special home sites offering the closest, most intimate views with the river, as well as the most private of locations on the Sierpe del Pacifico property. After walking about 75 meters from the eastern pier up the completely private access path you reach the first of two building sites. This first site has a large building footprint that could easily handle a two story dwelling well in excess of 1500 square feet. The

views are unique in that the site is only about 15 meters above the river level giving the water a much closer appearance. Sunrises are the real draw here as the entire river turns completely golden every morning as the sun crests over the *Talamanca* Mountains. Continuing another 50 meters up the same path you'll reach the second building site. This footprint is smaller, but is nicely situated on a gently sloping ridge, affording it clear and comprehensive 270 degree views of the river, mountains, and back valley. This site will be restricted to a building in size (900 square feet) and style (main level with "basement" walkout) of the current Sierpe del Pacifico river cabin (model home on lot #8).

**Listing Price Lot #11: \$150,000 Sold**

**Lot #12 (SOLD):** The last of the river view lots on the back side of the front ridge, lot 12 offers a very desirable combination of views, convenience, and buildable space. 270 degree views of the river, back valley, and two mountain ranges dominate the horizon. Add to that unlimited building and landscaping potential with a large footprint and you've got an absolute recipe for tranquility. While a few citrus trees are already located on the home site, lot 12 has amazing potential for ornamental and food producing plantings. Another draw is the complete views of sunrises to the east and sunsets over Isla Violin to the west.

**Listing Price Lot #12: \$120,000 Sold**

**Lot #13A:** Lot 13A is not currently being listed or shown

**Listing Price: N/A**

**Lot #13B:** Much like its neighboring lot 15, lot 13B is located between the *calle publica* and the wetland preserve. While the buildable footprint at 13B doesn't have quite the same character as 15, it does have a much larger size; one that is on relatively flat ground and can easily accommodate just about any type and size of structure. In addition to having a large buildable footprint, the area surrounding the building area could easily facilitate an oasis of decorative and resourceful plantings. With the wetland preserve so close by it could be just about guaranteed that monkeys and toucans will be showing up every morning to dine on the plantains and papaya planted on the property. Lot #13B also boasts several other mature fruit trees with a 70 ft. tall water apple being the most notable. There is also a large pineapple grove.

**Listing Price Lot #13B: \$29,990 Sold**

**Lot #14:** Situated on a small elevated ridge in the back valley, Sierpe del Pacifico lot 14 offers a unique combination of being immersed in natural surroundings at the same time experiencing some of the features of an elevated back valley lot. Lot 14 sits in the middle of a corridor, one which provides views of sunsets and sunrises as well as consistent breezes throughout the day. This is a lot in which the future owner will strongly want to explore the possibility of building a two-story structure as this opens up views through the corridor to *Isla Violin* and the *Humedal* (mangrove reserve). All of this comes with a very close proximity to mature forest, the wetland preserve walking trail, and the western pier.

**Listing Price Lot #14: \$52,250 Sold**

**Lot #15:** What lot 15 lacks in buildable footprint size it without a doubt makes up for in character and creative potential. Comfortably located in between the *calle publica* and wetland preserve, this home site consists of two circular knolls greatly elevated from the surrounding terrain. One of the favorites of Sierpe del Pacifico builder Marc Leroux, this homesite will appeal to someone desiring the opportunity to build an artisanal fort with small homey structures on each one of the knolls. Connecting the structures would be a small suspension bridge or elevated walkway....at least that's what Marc is hoping to do with it! The views here are quite nice as they are elevated to eye level of the wetland preserve canopy. Dominating the view are 3 large mature palms, which in addition to providing a pleasant aesthetic, could easily supply coconut milk for all the pina coladas that you could possibly drink.

**Listing Price Lot #15A: \$52,250 SOLD**

**Lot #16 "La Hacienda" (The estate) SOLD:** Located on the opposite side of the wetland preserve from the front ridge and bordering the *calle publica* to the west, "La Hacienda" is a property well befitting of it's Spanish description – the estate. Situated on a gently sloping hill, lot 16 contains a massive building footprint that is elevated from between 8-12 meters above the surrounding land. Because of this elevation, views of the *Costanera Fila* mountain ranges rise above the wetland preserve and are readily visible to the north. Off to the east and the south views of mature secondary and primary growth trees, and the Miramar mountain ranges dominate the skyline. This lot is well befitting of a two-story structure, however a square footage restriction of 1800 square feet will be placed on this lot so as to preserve a harmonious interaction with the land. In addition to the main structure, a 300 square foot maximum guest

cabina will be allowed on one of two small knolls extending off of the main building site. This is a very large lot in total acreage (2.5), thus presenting unlimited potential in terms of landscaping and planting.

**Listing Price Lot #16: \$77,500 Sold**

**Lot #17 “The Palms 1”:** Located on a swath of land between the forest and wetland preserves, lot 17 – or “The Palms 1” as we call it – is the most aesthetically pleasing of the canopy style lots. A large section of the lot as well as the entirety of the building site has been trimmed of undergrowth allowing for open views and unlimited plantings of decorative flowers, ornamental and fruiting trees. Large, mature trees from the forest preserve and wetland preserve cast cooling shade over the building site for much of the day. Construction wise, both one-story and two-story dwellings have a place here and will be permitted. Square footage will be restricted to 1800 square feet.

**Listing Price Lot #17: \$54,990**

**Lot #18 “The Palms 2”:** Similar in location and aesthetical charm to “The Palms 1”, lot 18 offers a slightly more elevated and flat building footprint than The Palms 1. Other than that, these lots are almost identical in their setting, natural amenities, and construction possibilities. With close proximity to both the wetland and forest preserve walking trails, the naturalist within will have plenty of opportunity to explore the sights, sounds, and wonders of this unique environment. Owners of both “Palms” lots (17 and 18) will also have the luxury of easy use and access to a communal fruit and flower garden that will overlap a small, lowland area at the junction point of lots 17, 18, 19.

**Listing Price #18: \$42,990**

**Lot #19:** Situated on the edge of the large hill that covers the southwest corner of the property, lot number 19 delivers several of the more desirable features available in a Sierpe del Pacifico home site. A generous buildable footprint lies in an area with just the right elevation so that the *Costanera Fila* Mountain range can be seen through a viewing corridor that also includes parts of *Isla Violin*. With additional views of the wetland preserve, forest preserve, and Miramar mountain ranges to the east and south, the setting is nearly complete. Adding to the natural ambiance of the home site is a large mature African Palm set just a few meters to the



east of the building footprint. Square foot restrictions on this lot will be 1400 square feet and one story, so as not to interrupt the views of lot #20.

**Listing Price Lot #19: \$52,500**

**Lot #20:** Located on an elevated hill and bordering the southern limit of the Sierpe del Pacifico property, lot 20 verges on premier lot status. Given the very gently sloping nature of the land, future owners will have the option of building anywhere they would like on the lot; however the highest ground near the western edge of the property will most likely be the chosen location for any residential structure. The views from the highpoint on the lot are quite comprehensive, offering nearly 360 degree *vistas* of the *Costanera Fila* and *Talamanca* mountain ranges, mangrove preserve, wetland preserve, forest preserve and *Miramar* mountain ranges. A second story will greatly expand the quality of views on this lot. Additionally, this lot has estate potential in that a very large percentage of the property can be planted with ornamental, decorative, and fruit bearing plantings. Airflow is generous and consistent throughout the day. Sunsets over *Isla Violin* will be a nightly occurrence. Square footage allowances will be limited to 2000 square feet.

**Listing Price Lot #20: \$77,500**

**Lot #21 “La Hacienda Grandiosa” (The Grand Estate):** While only offering a small snippet of a view to the Sierpe River, “La Hacienda Grandiosa” is exactly as the name implies – Grand! Encompassing the pinnacle of the southwestern hill, Lot 21 offers quite possibly the largest buildable footprint on the Sierpe del Pacifico property. The views from the ground level are already clear and expansive in all directions, but will be truly magnificent from a second story. The view to the north is quite breathtaking as one gets a layered affect as they gaze in succession the wetland and forest preserves, the Sierpe del Pacifico front ridge, the ridge on the opposite side of the river, and finally the *Costanera Fila* and *Talamanca* mountain ranges. This is truly an amazing view!!! While already home to several flowering trees, fruit trees, and decorative palms, lot 21 offers unlimited planting and landscaping potential. Owners’ will be granted a maximum square footage allowance of 2500 square feet for their construction needs.

**Listing Price Lot #21: \$84,990**

**Lot #22:** Very similar in size and scope to lots 9 and 10, lot 22 provides all the unique features of a home site within the canopy. This lot provides the opportunity to get up close and personal with the wonders of a tropical rainforest: awaking to the sounds of chirping birds, drifting away at night to the hum of the cicadas, or enjoying a good book and a cup of coffee while white-faced capuchin monkeys scurry through the tree-tops. Ideally geared towards naturalists and fisherman, lot 22 provides one of the best values at Sierpe del Pacifico when all the amenities – including river and ocean access – are included.

**Listing Price Lot #22: \$39,990**