

MACKAY RESIDENCE WISH LIST

San Juan del Sur, Nicaragua

General:

- Approximately 100 square meters of enclosed space
- Modern design
- Aluminum windows & doors with screens and “esthetically pleasing” security bars
- Combination of concrete, wood and metal finishes
- Two story for better ocean
- Good sized overhang in front of the house to eliminate sun and rain exposure (Facing North West towards the ocean)
- Two bedrooms
- ½ bath on main floor with vanity with drawers or shelf; close to entrance by pool if possible but door should not open into the kitchen
- A small bodega/laundry room with washing machine; no dryer
- Open concept living and dining area
- On demand hot water
- Air conditioning (bedrooms only)
- A small pool with benches in front of main living area
- Outdoor shower
- Back up water tank & water pressure pump
- Privacy fence surrounding the property
- Parking pad for 1 vehicle

Kitchen & Living Area:

- Needs to fit sofa 36” x 82”
- Needs to fit dining table (7’ x 38”)
- Kitchen island/eating bar with four seats; standard counter height
- 6 burner stove
- Full size refrigerator (approx.29”x 28” x 68”)
- Large kitchen sink
- Good lighting
- Flat panel wood cabinets; no pulls
- Upper cabinets within reach
- A small built in desk with drawers and shelving
- No air conditioning; should have adequate way to vent heat and reduce sun exposure

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Master Bedroom:

- Air conditioning
- No vaulted ceilings (for better AC use when needed)
- Regular enclosed closet with hanging space and drawers is better for us than a walk in; must have doors
- Queen sized bed
- Lots of windows for airflow; but don't need floor to ceiling to reduce sun exposure
- En-suite bath with single sink vanity with drawers for storage
- Shelf in shower

Second Bedroom:

- Separate outside entrance (for possible Airbnb rental use)
- Similar in size and amenities to the master bedroom