



## Updates from Aurora Leon Realty

August 2008

### In This Issue

Restoring Leon  
 Remodel: Before and After  
 Colonial Remodel Options  
 Surf Houses

### News from Montecristo Beach Community



All is very well at Montecristo. We continue to work on our infrastructure, and sales have remained strong!

Several homes are under construction in Cumbres and homes will be going up in Costa Azul as well as the Ventanas al Mar Condominiums.

Additional wells have been added and road paving continues and our new road into Costa Azul is open for traffic. In November we will begin curbing and continue paving.

Contact Jordan Clark for a copy of the new golf course brochure and pricing.

### Quick Links

- [Aurora Beachfront](#)
- [Vacation Rentals](#)
- [Montecristo Beach](#)

### Restoring Leon

Like many of you, my wife and I have always dreamed of renovating and restoring an old Colonial home here in Leon. I am happy to announce that we are finished with the project and couldn't be more satisfied. We have learned so much through the process and we thought we would share some photos of the "before and after" process.

Since we have gone through the building, restoring, and creative process, we are happy to offer construction and project management services to guide you through the steps of creating your dream home here in Leon.

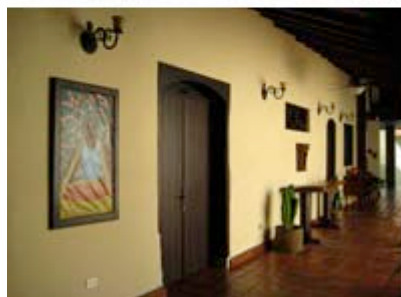
Sincerely,

Jordan and Brooke Clark  
 Aurora Leon Realty

### Before and After photos



We worked with an outstanding contractor and carpenter here in Leon. We designed our custom-made windows, doors, cabinetry and furniture. We also were lucky enough to work with an excellent company here that makes custom wrought iron fixtures.



As you can see, we wanted to create a "rustic" feel with some contemporary nuances. We restored the original roof using local terra cotta clay roof shingles and "Cana Blanca" for the ceiling. We also installed beautiful local terra cotta clay floor tiles to match. After redesigning the roof, we were able to use salvaged wood for a massive "Post and Beam" staircase to our second story master bedroom. We reused all existing wood from the roof and avoided buying any extra wood for construction.

By creating an open front corridor that leads to the back patio, we have allowed for passive cooling which has cut down on energy costs.

Leon is warm, so we decided that a pool was absolutely necessary. Everyday after work we wind down in the pool before dinner. All of these before and after photos give you a good idea of what you



Finca del Mar

Social Responsibility



Community REfund aims to reduce poverty by increasing opportunities in communities around Nicaragua.

Community REfund solicits contributions from those in the real estate and tourism sectors and channels these funds towards the needs of the local communities in a way that is mutually beneficial to both donors and recipients.

Community REfund and Montecristo Beach have several projects underway in Northern Nicaragua.

Check out www.communityrefund.org to read about and contribute to current projects.

can do with a little bit of vision and a good construction team.

From start to finish the remodel took us eight months. It was a lot of fun and we look forward to doing more similar projects in the future.

Leon has all the amenities you could want (movie theaters, major grocery stores etc.) and it is only 20 minutes from the beach. There is no other major city in this country that can make that claim. Tourism has been growing rapidly with a new hotels, restaurants and tour companies popping up all the time. Now is the time to invest.

We have been here for almost three years and we are going to be here for many more years to come. We truly love Leon and would not want to live any where else. Come and visit us and we will show you why.



Great Colonial Restoration Projects - center of Leon

This colonial home is only 2.5 blocks from the central park in a very desirable area. The property is approximately 400 square meters including a separate street-side commercial space, currently renting for \$250/month. The rest of the house is also currently rented to an NGO at \$500 a month, so if you wanted to buy it and wait a while before remodeling or moving in, you have a guaranteed \$750 a month in rent.

The house has three bedrooms, two full and one 1/2 bath, a kitchen and abundant outdoor living area and patio space. There are 2 courtyard areas filled with lush tropical plants. The house is very livable right now, but could be exceptional with a little work.

Offered at \$130,000

Centrally located in historic Leon, only 2 blocks from the central plaza, this is a large 4 bedroom, 3 bathroom Colonial home. The house is in very good shape with high ceilings and nice woodwork throughout. Large rustic doors open to the street, while the patio opens up onto a beautiful inner courtyard.

The house is located on a corner, and made from traditional Adobe construction, measuring just over 534 meters squared. With a minor remodel this home would be perfect for a private residence or bed and breakfast.



Offered at \$180,000



This 726 square meter Colonial home is located right in the center of town, next to the recently



remodeled Hotel Colonial, now named "La Perla".

The new hotel is the first 5-star hotel in Leon and is the premier spot for tourists and the epicenter for new investment and business in the city. This street has become a hotbed of activity with new restaurants and bars opening

with great success.

This building comes with architectural plans for a Bed & Breakfast or a tradition colonial residential home. With a giant courtyard space and large area for a pool, this makes for a tranquil retreat in an up and coming colonial town.

Offered at \$200,000

### FDM - Turnkey Surf house

This newly constructed surf house includes beautiful timber beams, flagstone flooring, granite countertops and cedar cabinets. This turnkey home sits in the gated community of Finca Del Mar which has a very successful surf lodge with some of the best food and best waves in the country.



Since the Cardones Surf Eco Lodge is at capacity 85% of the time, this house has great rental potential. The Lodge offers a nice social atmosphere right on the beach and the house is located within walking distance of 5 of the best surfing waves in the country. Rental income expected at \$2500/month.

Offered at \$180,000



### Miramar House

Located 40 minutes from Leon in Playa Miramar, this beautiful 2-story, 6 bedroom, 6 bathroom house is a pure gem. Situated right on the beach, with the pool looking out onto the waves, this is the perfect place to relax, unwind and enjoy the spectacular Nicaraguan sunsets. It was built in 2000, with complete upgrades in

2006. Air conditioning throughout, with hot water and outside shower. This also makes for a great surf vacation house as it is 5 minutes from two very good surf breaks.

Offered at \$198,000

### Travel Plans to Nicaragua?

As always, we look forward to showing you around Northern Nicaragua and we are more than happy to help you with your accommodations and travel arrangements. We also offer Real Estate/Surf tours, and offer vacation rental houses as well.

Hasta Luego, viva Leon!

### Contact Info

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