

WEST BAY ST.**MLS# 42959**

Island Area	New Providence/Paradise Island	Listing Status	Active
Subdivision	Cable Beach	List Price	BSD 520,000
Street		Currency	BSD
Lot #	17 & 18	Rental Amount	
Block #		Original Price	BSD 520,000
Property Type	Single Family Home		
Style	Single Family Lot		
Title of Prop.		Sale Price	
Year Built		DOM	34
Title			

Bedrooms	5	Exterior Finish	None
Bathrooms	4	Roof	
Ensuite		Construction	None
Half Bathrooms		Foundation	
Insulation	Walls:Unk Ceil:Unk	Water	City
Basement Type		Sewer	Connected
Flooring			

Amenities Additional Accom., Garden Area, Fully Fenced, Guest House, Furnished

Condo/Maint. Fee	Units in Bldg	Storeys
Model Unit #	Units in Complex	Levels of Suite
Laundry		
Air Cond.	Split	
Fee Incl	No Fee	
Shared Amenities		
Exterior Feat.		

	Down	Main	Up	Other
Finished	2,350		Main Level	
Downstairs			Other	
Upper Level				
Lot Width		Lot Acres	0.2174	
Lot Depth		Lot Size	9,470	
Lot Shape				
Parking Type	Carport - Single			
Covered Parking (Condo)				
Site Influences	Easy Access, Golf Course Nearby, Fuel to Lot, Road - Paved, Phone to Lot, Level Lot, Can Be Rented			

Elementary	Xavier's Lower School, Tambeary
Middle	Charles W. Saunders, Windsor
High	Bahamas Academy, Queen's College



Legal Description **Lot 17 & 18, Block 8 Westward Villas**
 Restrictions
 Tax Roll Number
 PID Number

Salesman Rmks	Gorgeous income-producing home off West Bay St for sale!		
Agent Info	Phone Agent, Vacant		
Prop. Directions	Heading West from the roundabout exit of Bahamar Blvd onto West Bay St. continue west to the corner just before Island Luck, Eton Ave. Take Eton Ave through the intersection. The Subject property is the second on the right starting at the cottage named "Rincon del Cielo" on the curve.		
Listing Date	Jan 13/21	Commission Split	
Expiry Date		Contract Date	
Completion Date			
Listed By	BEST REALTY BAHAMAS LTD		

Gorgeous income-producing home off West Bay St. for sale! This beautiful home boasts over 2,000 sq. ft. in the main house and a comfortable 900 sq. ft. in the guest cottage. Appropriately named "La Buganvillas" the facade of the house is uniquely designed with bougainvillea growing on its front walls. The main house consists of four bedrooms and two and a half bathrooms, while the guest cottage is a one bedroom, one bathroom stand-alone with a full kitchen and living and dining areas. This cottage can easily facilitate a monthly rental income of \$1,400 - \$1,600 for a good return on investment. One will also enjoy an updated main house kitchen, a storage shed, beautiful landscaping and a spacious backyard. This home oasis awaits you!

This listing information is provided to you by:

GLENN S. FERGUSON - Salesman

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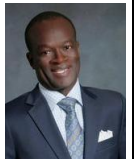
DARVILLE WONG REALTY

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P.O. BOX CB-117411 Nassau, N.P - Contact Name: William Wong

The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale. Feb 16, 2021.



MLS# 42869

	Elementary	Middle	High
Elementary			
Middle			
High			

Salesman Rmks	7,000 sq. ft. landscaped lot included.	
Agent Info	Phone Agent, Seller Occupied	
Prop. Directions		
Listing Date	Jan 4/21	Commission
Expiry Date		Contract
Completion Date		
Listed By	COLDWELL BANKER LIGHTBOURN REA	

Centrally located in Shirley Park Avenue, and within walking distance of downtown Nassau. This well maintained residence comprises 2,188 sq. ft. of living space with a covered front porch and carport comprising over 700 sq. ft. It features 4 bedrooms, 3.5 bathrooms, kitchen, large family room, laundry and a large open plan living/dining room. The property at the rear is enclosed, landscaped and includes bearing fruit trees, a concrete patio and a 500 sq. ft. workshop/utility shed which needs repairs. The property comprises 18,000 sq. ft. which includes an enclosed 7,000 sq. ft. landscaped parking area. Shirley Park is ideally located for potential office use. Originally a quiet residential neighbourhood, it is becoming more commercialised, with doctors medical, tech and legal offices presently operating in the subdivision.



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WINTON HEIGHTS EXECUTIVE
MLS# 43093

Island	New Providence/Paradise Island	Listing Status	Active
Area	Winton	List Price	BSD 537,300
Subdivision	Winton Heights	Currency	BSD
Street		Rental Amount	
Lot #	5	Original Price	BSD 537,300
Block #	4		
Property Type	Single Family Home	Sale Price	
Style	Split Level Home	DOM	24
Title of Prop.			
Year Built	2003		
Title	Freehold		

Bedrooms	4	Exterior Finish	Finished Concrete
Bathrooms	3	Roof	Asphalt Shingle
Ensuite		Construction	Concrete Block
Half Bathrooms	1	Foundation	Yes
Insulation	Walls:Unk Ceil:Unk	Water	City
Basement Type		Sewer	Connected
Flooring			

Amenities Swimming Pool, Main Level Entry, Fully Walled, Unfurnished

Condo/Maint. Fee		Units in Bldg		Storeys	
Model Unit #		Units in Complex		Levels of Suite	
Laundry					
Air Cond.	Central				
Fee Incl	No Fee				
Shared Amenities					
Exterior Feat.					

	Down	Main	Up	Other
Finished	2,800			
Downstairs			Main Level	
Upper Level			Other	
Lot Width			Lot Acres	0.3558
Lot Depth			Lot Size	15,500
Lot Shape				
Parking Type				
Covered Parking (Condo)				
Site Influences				

Elementary
Middle
High



Legal Description
Restrictions
Tax Roll Number
PID Number

Salesman Rmks **Please see property details.**
Agent Info **Phone Agent, Seller Occupied**

Prop. Directions
Listing Date **Jan 23/21**
Expiry Date
Completion Date
Listed By **BAHAMA ISLANDS PROPERTIES**

Commission Split
Contract Date

An ideal investment, this well maintained executive home sits prominently on the side of hill on Culberts Hill. The home is intentionally surrounded by tall trees that adds shade and another level of privacy. Only 17 years old, this 3 bed 4 bath (a half in the home and another in the pool house) sits in the middle of a very spacious (15,500 sq ft) lot. From a two car garage, one enters the house via steps to a large kitchen. There is a formal dining room, family and living rooms that are compliment by a spacious foyer. The large master bedroom has a spacious walk in closet and a well appointed master bath. Additional amenities includes a large pool with deck, pool house and shower, enclosed screened porch overlooking pool, central a/c, perimeter wall and fencing, professionally landscaped yard. Adjacent to the garage on the ground level is a maids quarters with full bath that can easily be used for rental income should one choose to do so. Please contact me today to view this investment opportunity.

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11 BRIGADOON**MLS# 43360**

Island **New Providence/Paradise Island**
 Area **Eastern Road**
 Subdivision **Brigadoon**
 Street
 Lot # **10**
 Block #
 Property Type **Single Family Home**
 Style **Rancher**
 Title of Prop.
 Year Built
 Title

Listing Status **Active**
 List Price **BSD 575,000**
 Currency **BSD**
 Rental Amount
 Original Price **BSD 575,000**
 Sale Price
 DOM **7**

Bedrooms **3**
 Bathrooms **3**
 Ensuite
 Half Bathrooms
 Insulation **Walls:Unk Ceil:Unk**
 Basement Type
 Flooring **Ceramic Tile**

Exterior Finish **Finished Concrete**
 Roof **Asphalt Shingle**
 Construction **Concrete Block**
 Foundation **Yes**
 Water **City**
 Sewer **Septic - Yes**

Amenities **Garden Area, Swimming Pool, Sprinkler System, Stand-by Generator**

Condo/Maint. Fee **BSD 135** Units in Bldg Storeys
 Model Unit # Units in Complex Levels of Suite
 Laundry **In Unit**
 Air Cond. **Split**
 Fee Incl **Garbage Disposal**
 Shared Amenities
 Exterior Feat. **Private Yard, Covered Patio, Pool, Garden**

	Down	Main	Up	Other
Finished	2,765			
Downstairs			Main Level	
Upper Level			Other	
Lot Width			Lot Acres 0.3867	
Lot Depth			Lot Size 16,846	
Lot Shape				
Parking Type				
Covered Parking (Condo)				
Site Influences				

Garage - Double
Gated Community

Elementary
 Middle
 High

Legal Description **Lot 10 Brigadoon**
 Restrictions **Home Association**
 Tax Roll Number
 PID Number

Salesman Rmks **Priced to Sell**
 Agent Info **Phone Agent, Seller Occupied**
 Prop. Directions **Eastern Road to Brigadoon**
 Listing Date **Feb 9/21**
 Expiry Date
 Completion Date
 Listed By **ISLAND LIVING REAL ESTATE CO.**

Commission Split
 Contract Date

Priced to sell this 3 bedroom family home is ready for you to make it your own. Located in the gated community of Brigadoon, this 2,765 square foot home offers an airy layout with living, dining and family rooms, covered patio with pool deck, automatic generator and a mother in law studio guest cottage.



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MLS# 43343

Island	New Providence/Paradise Island	Listing Status	Active
Area	Joe Farrington Road	List Price	BSD 587,936
Subdivision		Currency	BSD
Street		Rental Amount	
Lot #	35	Original Price	BSD 587,936
Block #			
Property Type	Single Family Home		
Style	Bahamian Style	Sale Price	
Title of Prop.		DOM	9
Year Built	1990		
Title			

Bedrooms	4	Exterior Finish	Finished Concrete
Bathrooms	3	Roof	Asphalt Shingle
Ensuite		Construction	Concrete Block
Half Bathrooms		Foundation	Yes
Insulation	Walls:Unk Ceil:Unk	Water	None
Basement Type		Sewer	Septic - Yes
Flooring			

Condo/Maint. Fee	Units in Bldg	Storeys
Model Unit #	Units in Complex	Levels of Suite
Laundry		
Air Cond.	None	
Fee Incl	No Fee	
Shared Amenities		
Exterior Feat.	Pool	

	Down	Main	Up	Other
Bedroom	4			
Full Bath	3pc			
Finished	3,269		Main Level	
Downstairs			Other	
Upper Level				
Lot Width		Lot Acres	0.911	
Lot Depth		Lot Size	39,683	
Lot Shape				
Parking Type	Other			
Covered Parking (Condo)				
Site Influences	Easy Access, Family Oriented, Low Maint Yard, Shopping Nearby, Road - Paved. Pets Allowed			

Elementary	
Middle	
High	



Legal Description	Lot 35 Joe Farrington Road
Restrictions	
Tax Roll Number	
PID Number	

Salesman Rmks	REF # NS61834
Agent Info	Phone Agent, Vacant
Prop. Directions	
Listing Date	Feb 7/21
Expiry Date	
Completion Date	
Listed By	H.G. CHRISTIE LTD

Commission Split
Contract Date

Located at Joe Farrington Road, is this 3,269 sq ft 4 Bed and 3 Bathroom home, Living, Dining, Kitchen, Breakfast, Family Room, Laundry with a Pool attached sits on this large 39,683 sq ft lot. This property is perfect for a preschool or to rebuild your home. The home needs a lot of TLC. Joe Farrington Road is a desirable neighborhood is located close to schools, shops, restaurants, and Yamacraw Beach. Make this investment property yours; the Owner is motivated and expects Offers. Call me today for more information.

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IBIS STEET**MLS# 43423**

Island **New Providence/Paradise Island**
 Area **Other New Providence/Nassau**
 Subdivision
 Street
 Lot # **16**
 Block #
 Property Type **Single Family Home**
 Style **2 Storey-Main L Entry**
 Title of Prop.
 Year Built
 Title

Listing Status **Active**
 List Price **BSD 590,000**
 Currency **BSD**
 Rental Amount
 Original Price **BSD 590,000**
 Sale Price
 DOM **4**

Bedrooms **3**
 Bathrooms **3**
 Ensuite
 Half Bathrooms
 Insulation **Walls:Unk Ceil:Unk**
 Basement Type
 Flooring

Exterior Finish **Finished Concrete**
 Roof
 Construction **Concrete Block**
 Foundation
 Water
 Sewer **City Available**

Amenities **None**
 Condo/Maint. Fee
 Model Unit #
 Laundry
 Air Cond. **Central**
 Fee Incl **No Fee**
 Shared Amenities
 Exterior Feat.

	Down	Main	Up	Other
Finished	3,875			
Downstairs				
Upper Level				
Lot Width				
Lot Depth				
Lot Shape				
Parking Type				
Covered Parking (Condo)				
Site Influences				

Elementary
 Middle
 High

Legal Description **Lot #16 , Block # 3 , Ibis Street , Nassau East North**
 Restrictions
 Tax Roll Number
 PID Number

Salesman Rmks **Great Ownership Oppurtunity!**
 Agent Info **Phone Agent, Seller Occupied**
 Prop. Directions
 Listing Date **Feb 12/21**
 Expiry Date
 Completion Date
 Listed By **CARLYLE REALTY LTD**

Commission Split
 Contract Date

This beautiful 2 storey home consists of 3 bedrooms with 3 bathrooms, a kitchen, living/dining room utility room and entrance porch and balconies. Comfortable Living spaces and distinct modern finishes. Feel free to contact for more information.



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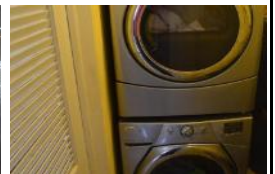
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#3 EASTERN ROAD**MLS# 43146**

Island	New Providence/Paradise Island		Listing Status	Active
Area	Eastern Road		List Price	BSD 649,000
Subdivision	Deals Heights		Currency	BSD
Street			Rental Amount	
Lot #	3		Original Price	BSD 649,000
Block #			Sale Price	7
Property Type	Single Family Home		DOM	
Style	Split Level Home			
Title of Prop.	Eastern Road Escape			
Year Built	2009			
Title	Freehold			
Bedrooms	4	Exterior Finish	Finished Concrete	
Bathrooms	3	Roof	Asphalt Shingle	
Ensuite		Construction	Concrete Block	
Half Bathrooms	1	Foundation	Yes	
Insulation	Walls:Unk Ceil:Unk		Water	City
Basement Type		Sewer	Septic - Yes	
Flooring				
Amenities	Additional Accom., Security System, Garden Area, Kitchen Built-in(s), Main Level Entry, Cable, Guest House, 24 Hour Security, Furnished, Partial Furnished			
Condo/Maint. Fee		Units in Bldg	Stores	2
Model Unit #		Units in Complex	Levels of Suite	
Laundry	In Unit			
Air Cond.	Central			
Fee Incl	Hot Water, Landscaping			
Shared Amenities				
Exterior Feat.				
	Down	Main	Up	Other
Finished	3,200		Main Level	1,600
Downstairs			Other	
Upper Level	1,600			
Lot Width	100	Lot Acres	0.2296	
Lot Depth	100	Lot Size	10,000	
Lot Shape	Rectangular			
Parking Type	Open			
Covered Parking (Condo)				
Site Influences	Central location, Easy Access, Family Oriented, Highway Access, Hillside, Shopping Nearby, Recreation Nearby, No Thru Road, Landscaped, Road - Paved, Level Lot, Pets Allowed			
Elementary	St Andrews			
Middle	St. Johns			
High	Queen's College			



Legal Description
Restrictions
Tax Roll Number
PID Number

Salesman Rmks **N/A**
Agent Info **Phone Agent, Vacant**
Prop. Directions **This property is on the junction of Deals heights and the eastern road. Immediately east of the Brigadoon Entrance**
Listing Date **Feb 9/21**
Expiry Date
Completion Date
Listed By **1 OAK BAHAMAS**

Located on the sought after Eastern Road is this stately home. Built with love this family home is an ideal upgrade for the moderate family. Boasting modern finishes and fixtures. This road to road property features a large back yard spanning over 100 feet with lot totalling 100x200 total. Being sold furnished this home is turn-key and move in ready. This eastern home boasts plantation shutters all throughout the ground floor, hurricane resistant windows a huge master with lovely master bath and walk-in closet. It features 4 bedroom 3.5 bathrooms, including its separate apartment that can be rented for \$1200.00 monthly or serve as a maids quarter. The interior floor space is 3,200 square feet and the land over 10,000 square feet bordering three roads.

This listing information is provided to you by:

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61- TURNBERRY**MLS# 43339**

Island	New Providence/Paradise Island	Listing Status	Active
Area	Charlotteville	List Price	BSD 675,000
Subdivision		Currency	BSD
Street		Rental Amount	
Lot #	61	Original Price	BSD 675,000
Block #		Sale Price	
Property Type	Single Family Home	DOM	8
Style	Townhouse		
Title of Prop.			
Year Built			
Title			

Bedrooms	3	Exterior Finish	Finished Concrete
Bathrooms	4	Roof	Asphalt Shingle
Ensuite		Construction	Steel/Concrete
Half Bathrooms		Foundation	Yes
Insulation	Walls:Unk Ceil:Unk	Water	City
Basement Type		Sewer	Septic - Yes
Flooring			

Amenities Swimming Pool, Stand-by Generator, 24 Hour Security, Furnished

Condo/Maint. Fee	Units in Bldg	Storeys
Model Unit #	Units in Complex	Levels of Suite
Laundry		
Air Cond.	Central	
Fee Incl	Maintenance, Garbage Disposal	
Shared Amenities		
Exterior Feat.		

	Down	Main	Up	Other
Finished	2,400			
Downstairs		Main Level		
Upper Level		Other		
Lot Width		Lot Acres	0.1653	
Lot Depth		Lot Size	7,200	
Lot Shape				
Parking Type	Open			
Covered Parking (Condo)				
Site Influences				

Elementary	
Middle	
High	



Legal Description
Restrictions
Tax Roll Number
PID Number

Salesman Rmks Call to schedule a viewing today!**Agent Info Phone Agent, Tenant Occupied**

Prop. Directions

Listing Date **Feb 8/21**

Expiry Date

Completion Date

Listed By

REALTY SOLUTIONS BAHAMAS LTD.

Commission Split

Contract Date

Inhouse financing!!! Located in the prestigious and sought after gated community of Charlotteville. This Turnberry well designed and appointed 3 bed, 3.5 bath 2,400 sq ft courtyard townhouse. This unit has an open floor plan living and dining area, with modern kitchen, stainless steel appliances, granite counter tops, hardwood cabinetry and flooring, solar powered back-up power supply and standby generator. The hardwood state of the art stairway leads you upstairs to 3 bedrooms with en-suite baths, outfitted with top of the line fixtures. A bonus feature of this unit is the large wrap around veranda and rear patio which gives an additional 400 sq ft of outdoor/recreation space. Residents of Charlotteville have access to all community amenities such as open gazebos, two tennis courts, a volleyball court, lush landscaped gardens and grounds with a unique grotto pool with waterfalls, walking paths, playground and 24 hour security.

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38 38 QUEEN STREET

MLS# 43482

Island	New Providence/Paradise Island	Listing Status	Active
Area	Downtown	List Price	BSD 680,013
Subdivision		Currency	USD
Street		Rental Amount	
Lot #	38	Original Price	BSD 680,013
Block #		Sale Price	
Property Type	Single Family Home	DOM	7
Style	Bahamian Style		
Title of Prop.	Ameln House		
Year Built	1950		
Title			

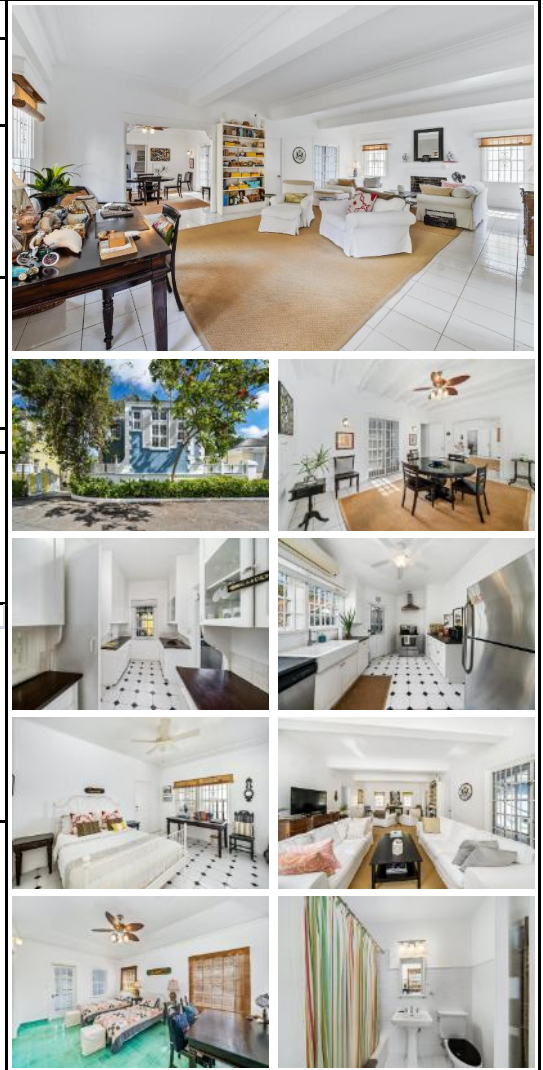
Bedrooms	3	Exterior Finish	Finished Concrete
Bathrooms	2	Roof	Asphalt Shingle
Ensuite		Construction	Concrete Block
Half Bathrooms	1	Foundation	Yes
Insulation	Walls:Unk Ceil:Unk	Water	City
Basement Type		Sewer	Connected
Flooring	Ceramic Tile		

Amenities **Fully Walled, Furnished**

Condo/Maint. Fee	Units in Bldg	Storeys
Model Unit #	Units in Complex	Levels of Suite
Laundry		
Air Cond.	Central	
Fee Incl	No Fee	
Shared Amenities		
Exterior Feat.		

	Down	Main	Up	Other
Finished	2,500			
Downstairs			Main Level	
Upper Level			Other	
Lot Width			Lot Acres	0.00
Lot Depth			Lot Size	0
Lot Shape				
Parking Type	Open			
Covered Parking (Condo)				
Site Influences	No Thru Road			

Elementary
Middle
High



Legal Description
Restrictions
Tax Roll Number
PID Number

Salesman Rmks	Residential or commercial use
Agent Info	Phone Agent, Tenant Occupied
Prop. Directions	
Listing Date	Feb 9/21
Expiry Date	
Completion Date	
Listed By	DAMIANOS SOTHEBY'S INT'L

Commission Split
Contract Date

Newly renovated historic home/office in prestigious downtown Queen Street adjacent to the US Embassy. Tastefully decorated with mahogany furniture, this 2,500 sq. ft. 3 bed 3.5 bath colonial home/office offers lots of charm, privacy, and 24 hr security courtesy of the US Embassy. This home offers an open-plan living and entertaining area with a full kitchen, powder room, and guest bedroom and bathroom on the lower floor. The upper floor consists of two large bedrooms with ensuite bathrooms plus a patio area which lends itself to an office and/or home gym. Ideal for 7-10 employees and/or a family office, consulate, offshore bank or legal office. Other features include a private garden, Split AC units, and reserved parking. The renovations consisted of a new roof, new plumbing, kitchen, all new electrical wiring, including the main power cable from the street.

This listing information is provided to you by:

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CORAL REEF CIRCLE		MLS# 42884	
Island Area Subdivision Street Lot # Block # Property Type Style Title of Prop. Year Built Title	New Providence/Paradise Island West Bay Street West Winds 31 & 32 Single Family Home Single Family Lot #31 & #32 West Winds 2011	Listing Status List Price Currency Rental Amount Original Price Sale Price DOM	Active BSD 761,600 BSD BSD 761,600 41
Bedrooms Bathrooms Ensuite Half Bathrooms Insulation Basement Type Flooring	4 4 1 Walls:Unk Ceil:Unk Mixed	Exterior Finish Roof Construction Foundation Water Sewer	Finished Concrete Asphalt Shingle Concrete Block Yes City Septic - Yes
Amenities Garden Area, Swimming Pool, Jetted Bathtub, Main Level Entry, Fully Walled, 24 Hour Security, Night Security, Unfurnished, Hurricane Windows			
Condo/Maint. Fee Model Unit # Laundry Air Cond. Fee Incl Shared Amenities Exterior Feat.	Units in Bldg Units in Complex In Unit Central Management, Recreation Facility, Garbage Disposal Clubhouse, Playground, Pool Outdoor Private Yard, Covered Patio, Pool, Garden	Stores Levels of Suite	2
Finished Downstairs Upper Level Lot Width Lot Depth Lot Shape Parking Type Covered Parking (Condo) Site Influences	Down 4,561 Garage - 3 or more Adult Oriented, Easy Access, Family Oriented, Hillside, Private Setting, Shopping Nearby, Treed Lot, Recreation Nearby, Quiet Area, Landscaped, Road - Paved, Level Lot, Pets Allowed, Can Be Rented, Gated Community	Main Main Level Other Lot Acres Lot Size	Up 0.2962 12,904
Elementary Middle High			
Legal Description Restrictions Tax Roll Number PID Number			
Lot 31 & 32 Coral Reef Circle West Winds Restr. Covnts			
Salesman Rmks Agent Info Prop. Directions Listing Date Expiry Date Completion Date Listed By	None Phone Agent, Vacant Jan 6/21 ERA DUPUCH REAL ESTATE		
Commission Split Contract Date			
<p>Welcome to 31-32 Coral Reef Circle! This large family home sits on 2 of the most elevated lots in West Winds. The high ceilings and a large floorplan create great entertaining spaces that are filled with natural light from the abundance of windows and doors (all impact resistant). Upstairs is a large master bedroom with an epic walk-in closet, a wrap around porch and a large master bathroom with a double shower and a jetted tub. The other 2 bedrooms have ensuite bathrooms with small outdoor porches. In the backyard there is lots of outdoor space to entertain on the patio, in the garden, or around the pool deck. Lastly there is a 3 car garage with hurricane impact doors and a large concrete driveway for additional vehicles or guests. While the property needs some TLC it's priced to sell!</p>			
<p>This listing information is provided to you by: GLENN S. FERGUSON - Salesman 1-242-395-8495 395-8495 glennsferguson@gmail.com http://www.bahamasmls.info DARVILLE WONG REALTY 1-242-395-8495 1-242-395-8495 glennsferguson@gmail.com http://darvillewongrealty.com P.O. BOX CB-117411 Nassau, N.P - Contact Name: William Wong The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale. Feb 16, 2021.</p>			



SANS SOUCI		MLS# 43453	
Island	New Providence/Paradise Island	Listing Status	Active
Area	Eastern Road	List Price	BSD 769,000
Subdivision	San Souci	Currency	BSD
Street		Rental Amount	
Lot #	3A	Original Price	BSD 769,000
Block #		Sale Price	1
Property Type	Single Family Home	DOM	
Style	Other		
Title of Prop.			
Year Built			
Title			
Bedrooms	4	Exterior Finish	Finished Concrete
Bathrooms	3	Roof	Asphalt Shingle
Ensuite		Construction	Concrete Block
Half Bathrooms	1	Foundation	Yes
Insulation	Walls:Unk Ceil:Unk	Water	City
Basement Type		Sewer	Connected
Flooring			
Amenities	Swimming Pool, Fully Fenced, Fully Walled		
Condo/Maint. Fee		Units in Bldg	Storeys
Model Unit #		Units in Complex	Levels of Suite
Laundry			
Air Cond.	Other		
Fee Incl	No Fee		
Shared Amenities			
Exterior Feat.			
	Down	Main	Up
Finished	3,138		
Downstairs		Main Level	
Upper Level		Other	
Lot Width		Lot Acres	0.3788
Lot Depth		Lot Size	16,499
Lot Shape			
Parking Type	Open		
Covered Parking (Condo)			
Site Influences			
Elementary			
Middle			
High			
Legal Description	Lot #3A, Sans Souci Subdivision		
Restrictions			
Tax Roll Number			
PID Number			
Salesman Rmks	Large single-family home!		
Agent Info	Phone Agent, Vacant		
Prop. Directions			
Listing Date	Feb 15/21		
Expiry Date			
Completion Date			
Listed By	CLEARWATER'S REALTY LTD		
<p>House is not available for the next six months! There is no access to the inside at this time, therefore, only drive-by viewings are available. Beautiful single-family home situated in Sans Souci, Eastern New Providence. This fully enclosed hill-top property sits on over 16,000 sq.ft. of land. The interior consists of 4 bedrooms, 3.5 bathrooms, with a spacious kitchen, living and dining area. The exterior of the property is completed with a fully paved driveway, electric gate, private swimming, and a covered back yard patio. Sans Souci is a middle to upper class community surrounded by beautiful homes. The neighborhood is safe and family friendly. Nearby are shopping centers, a police station, restaurants and beaches.</p>			
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37 LAKE CUNNINGHAM**MLS# 43377**

Island **New Providence/Paradise Island**
 Area **Lake Cunningham**

Subdivision
 Street

Lot # **37**

Block #

Property Type **Single Family Home**

Style **Split Level Home**

Title of Prop.

Year Built **2010**

Title

Bedrooms **5**

Bathrooms **4**

Ensuite

Half Bathrooms

Insulation **Walls:Unk Ceil:Unk**

Basement Type

Flooring **Ceramic Tile, Wood**

Amenities **Garden Area, Main Level Entry, Unfurnished, Hurricane Windows**

Condo/Maint. Fee **BSD 150**

Model Unit #

Laundry

Air Cond.

Fee Incl

Shared Amenities

Exterior Feat.

Exterior Finish **Finished Concrete**

Roof **Asphalt Shingle**

Construction **Concrete Block**

Foundation **Yes**

Water **City**

Sewer **Connected**

Legal Description

Restrictions

Tax Roll Number

PID Number

Salesman Rmks **Bank repo easy to show as it's vacant.**

Agent Info **Phone Agent, Vacant**

Prop. Directions

Listing Date

Expiry Date

Completion Date

Listed By

Commission Split

Contract Date

A lovely split level fairly new home in beautiful Lake Cunningham Subdivision, one of the highest desirable areas in the west! This small and prestigious gated community is where you can find ultimate security, safety and serenity. It's close proximity to the lake is one of its fine features. Come and enjoy open living and a well laid out floor plan with spacious rooms, closet spaces and bathrooms. Ideal entertainment with a large back patio and lots of yard space for a swimming pool. Literally a short walk to Bah Mar, a mega billion dollar hotel investment where you can enjoy fine dining and exciting night life at its best. Just minutes from Imax theatre, Goodman's Bay park, miles of cotton white sand beaches, international airport, banks, fabulous shopping, private schools, churches, foodstores, hospital, pharmacies, gas station and many more attractions. Although a steal of a deal, you can still make a reasonable offer and secure this dream investment today. Requires some TLC and awaits your personal touch and originality.

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6 POINCIANA DRIVE, SKYLINE**MLS# 43354**

Island Area	New Providence/Paradise Island Skyline	Listing Status	Active
Subdivision		List Price	BSD 817,000
Street		Currency	BSD
Lot #	3-4	Rental Amount	
Block #	B	Original Price	BSD 817,000
Property Type	Single Family Home	Sale Price	
Style	Bahamian Style	DOM	12
Title of Prop.	Skyline Home		
Year Built			
Title	Freehold		

Bedrooms	5	Exterior Finish	Brick
Bathrooms	6	Roof	Asphalt Shingle
Ensuite		Construction	Concrete Block
Half Bathrooms	1	Foundation	Yes
Insulation	Walls:Yes Ceil:No	Water	City
Basement Type	Slab	Sewer	Connected
Flooring	Ceramic Tile		

Amenities **Additional Accom., Garden Area, Swimming Pool, Kitchen Built-in(s), Jetted Bathtub, Fully Fenced, Impact Windows, Unfurnished**

Condo/Maint. Fee		Units in Bldg	Stores	1
Model Unit #		Units in Complex	Levels of Suite	
Laundry	In Unit			
Air Cond.	Central			
Fee Incl	No Fee			
Shared Amenities				
Exterior Feat.	Private Yard, Gazebo, Covered Patio, Porch, Pool, Garden			

	Down	Main	Up	Other
Entrance	1			2
Living Room	1			3
Dining Room	1			1
1/2 Bath	1pc			
Kitchen	1			
Master Bedroom	1			
Bedroom	4			
Ensuite	5pc			
Full Bath	1pc			
Laundry/Ut	1			
Rec Room	1			
Other	2			

Finished	4,543	Main Level	
Downstairs		Other	
Upper Level			
Lot Width		Lot Acres	0.5256
Lot Depth		Lot Size	22,895

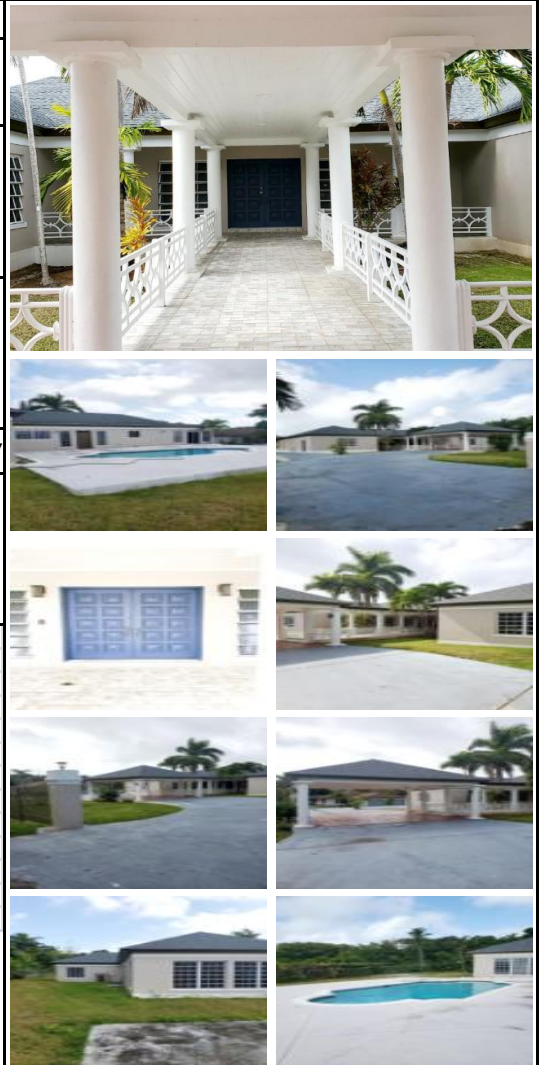
Lot Shape
Parking Type **Garage & Carport**
Covered Parking (Condo)
Site Influences **Adult Oriented, Central location, Easy Access, Family Oriented, Golf Course Nearby, View - Lake, Southern Exp, Park setting, Shopping Nearby, Treed Lot, Recreation Nearby, Quiet Area, Cul-de-sac, Landscaped, Fuel to Lot, Road - Paved, Phone to Lot, Level Lot, Marina Nearby, Pets Allowed, Can Be Rented**

Elementary	MERIDIAN, TAMBERLY, SJC, WINDSOR
Middle	SJC, WINDSOR, QUEEN COLLEGE
High	SJC, WINDSOR, QUEEN COLLEGE, LYFORD

Legal Description	Spacious residential home & investment property
Restrictions	Build. Scheme, Easemnt/R of Way
Tax Roll Number	
PID Number	

Salesman Rmks	This home is a great investment for a family to complete - it is a diamond in the rough. Spacious and a pool. In need of repair		
Agent Info	Phone Agent, Vacant		
Prop. Directions	From West Bay & Skyline dr, travel south on Skyline Dr, continue as toad curves to left, then turn right to intersection (Poinciana Dr), turn right & travel West to Madeira Stm turn left & travel south & house is 3rd on right. Beige trim white, House #6		
Listing Date	Feb 4/21	Commission Split	
Expiry Date		Contract Date	
Completion Date			
Listed By	MOSKO REALTY LIMITED		

Spacious single family home located in the tranquil and peaceful community of Skyline Drive. The home has started with renovations an presently offers 5 full beds with ensuites, half bath, living and dining rooms, laundry room and kitchen. In addition, there are 2 bonus rooms with an incomplete bath that walks out to the pool. Large swimming pool and deck for entertainment. Covered walkway, entry porch, Semi-circle drivewaySpacious yard space, gated and enclosed for added security. The home is in need of repairs and TLC.



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4- LYFORD CAY DRIVE

MLS# 43073

Island **New Providence/Paradise Island**
Area **Lyford Cay**
Subdivision
Street
Lot #
Block #
Property Type **Single Family Home**
Style **Apartment**
Title of Prop.
Year Built
Title

Listing Status **Active**
List Price **BSD 1,057,798**
Currency **USD**
Rental Amount
Original Price **BSD 1,057,798**
Sale Price
DOM **25**

Bedrooms **2**
Bathrooms **2**
Ensuite
Half Bathrooms
Insulation **Walls:Unk Ceil:Unk**
Basement Type
Flooring

Exterior Finish **Finished Concrete**
Roof **Asphalt Shingle**
Construction **Concrete Block**
Foundation **Yes**
Water **City**
Sewer **Septic - Yes**

Amenities **Swimming Pool, Impact Windows, Impact Shutters, 24 Hour Security, Furnished**

Condo/Maint. Fee **BSD 428**
Model Unit #
Laundry
Air Cond. **Central**
Fee Incl **Maintenance**
Shared Amenities **Clubhouse, Pool Outdoor**
Exterior Feat. **Porch, Pool**

	Down	Main	Up	Other
Bedroom	2			
Full Bath	2pc			
Kitchen	1			
Dining Room	1			
Living Room	1			
Finished	966			
Downstairs				
Upper Level				
Lot Width				
Lot Depth				
Lot Shape				
Parking Type	Open			
Covered Parking (Condo)				
Site Influences	Family Oriented, Shopping Nearby, Quiet Area, Landscaped, Road - Paved, Pets Allowed, Gated Community			

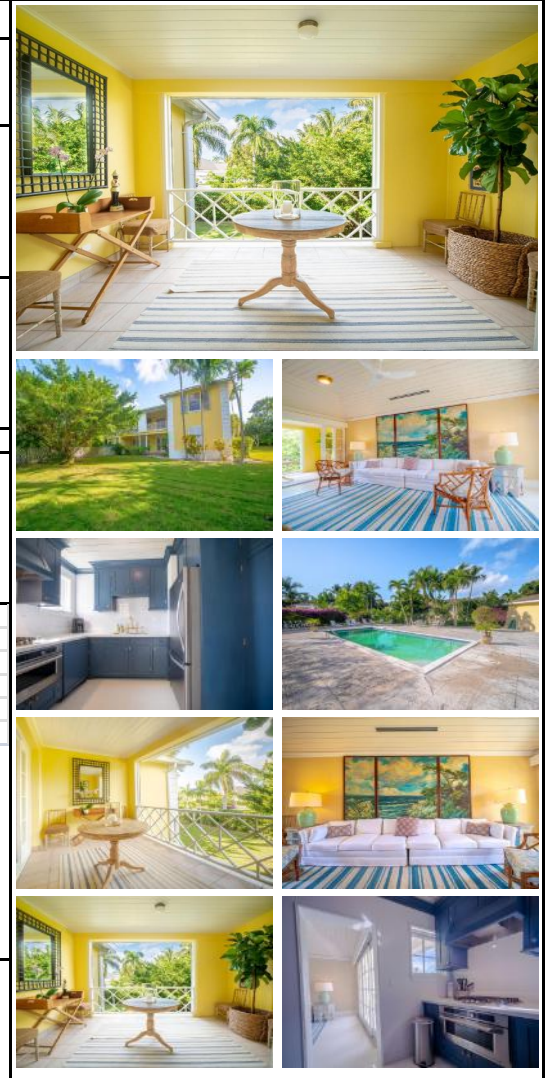
Elementary
Middle
High

Legal Description **Greenway Apartments Unit 4**
Restrictions
Tax Roll Number
PID Number

Salesman Rmks **REF # NS61807**
Agent Info **Phone Agent, Vacant**
Prop. Directions
Listing Date **Jan 22/21**
Expiry Date
Completion Date
Listed By **H.G. CHRISTIE LIMITED**

Commission Split
Contract Date

A newly renovated two bedroom, two bathroom apartment with spacious living room, kitchen and veranda. The property has just been completely updated by architect Kiko Sanchez and decorated by John Fondas. The living room has wooden sliding doors either end allowing plenty of natural light to flood in. A tray ceiling was added to give height and space. The bijou kitchen is well appointed and charming with deep blue cabinets and brass fixtures and fittings. The bedrooms have built-in wardrobes and again tray ceilings were added to give height. Both bathrooms have been replaced and have brass fixtures and fittings as well. Greenway Apartments has a communal pool and laundry facilities. The gated community of Lyford Cay is situated at the western end of New Providence. Home to the exclusive Lyford Cay Club which features a beautiful white sand beach, golf course, marina, tennis courts, fitness center and International School.



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13 JACARANDA**MLS# 43197**

Island	New Providence/Paradise Island	Listing Status	Active
Area	Cable Beach	List Price	BSD 1,079,961
Subdivision	Sandyport	Currency	Either
Street		Rental Amount	
Lot #	13	Original Price	BSD 1,079,961
Block #		Sale Price	
Property Type	Single Family Home	DOM	15
Style	Single Family Lot		
Title of Prop.			
Year Built	2014		
Title	Freehold		

Bedrooms	3	Exterior Finish	Finished Concrete
Bathrooms	3	Roof	
Ensuite		Construction	Concrete Block
Half Bathrooms	1	Foundation	
Insulation	Walls:Unk Ceil:Unk	Water	City
Basement Type		Sewer	Connected
Flooring			

Amenities **Garden Area, Fully Fenced, Dock, Stand-by Generator, 24 Hour Security**

Condo/Maint. Fee	BSD 469	Units in Bldg	Storeys
Model Unit #		Units in Complex	Levels of Suite
Laundry			
Air Cond.	Central		
Fee Incl	Landscaping, Garbage Disposal		
Shared Amenities	Playground, Pool Outdoor, Tennis Court(s), Secured Entry		
Exterior Feat.	Private Yard		

	Down	Main	Up	Other
Finished	2,056		Main Level	
Downstairs			Other	
Upper Level				
Lot Width			Lot Acres	0.1319
Lot Depth			Lot Size	5,746
Lot Shape				
Parking Type	Open			
Covered Parking (Condo)				
Site Influences	Central location, Golf Course Nearby, Low Maint Yard, Shopping Nearby, Recreation Nearby, No Thru Road, Cul-de-sac, Waterfront - Ocean, Marina Nearby, Pets Allowed, Gated Community, Canal Front			

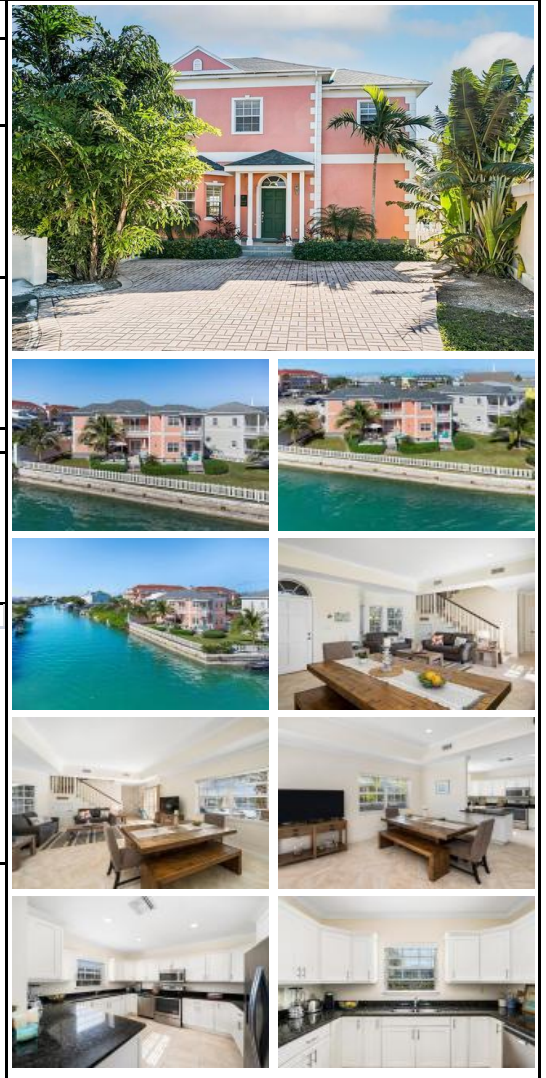
Elementary	
Middle	
High	

Legal Description	13 Jacaranda, Sandyport
Restrictions	
Tax Roll Number	
PID Number	

Salesman Rmks	nice corner sfh
Agent Info	Phone Agent, Tenant Occupied
Prop. Directions	back entrance Sandyport security first right
Listing Date	Feb 1/21
Expiry Date	
Completion Date	
Listed By	ENGEL & VOLKERS BAHAMAS

Commission Split
Contract Date

Investors Special. Stunning single-family home on a corner lot commanding spectacular views of the Grand Canal. This home has 3 large bedrooms and 3 1/2 bathrooms with quality finishes throughout including bamboo wood floors, granite countertops and stainless steel appliances. There is a full back up generator, a large fenced in garden and an unprecedented 125 feet of canal frontage and personal dockage space. Sandyport Marina Village is one of Nassau's premier locations. Centrally located with a well run HOA that offers numerous amenities including 24hr security, swimming pools, playgrounds, tennis courts and a 5 minute walk to the beach. This property has a long term tenant and being sold with a continuous two year rental guarantee. The current annual yield equates to almost 5%p.a. NET of taxes and HOA fees. Purchase also qualifies a foreign buyer for the permanent residency program. Please enquire for further details and other income properties.



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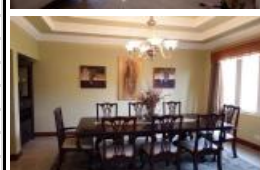
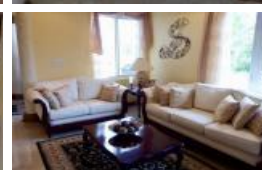
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JACARANDA LANE**MLS# 43056**

Island Area	New Providence/Paradise Island		Listing Status	Active
Subdivision	Jacaranda		List Price	BSD 1,200,000
Street			Currency	BSD
Lot #	26 and 27		Rental Amount	
Block #			Original Price	BSD 120,000
Property Type	Single Family Home		Jan 21/21	BSD 1,200,000
Style	Other		Sale Price	
Title of Prop.			DOM	28
Year Built				
Title	Freehold			
Bedrooms	5	Exterior Finish	Finished Concrete	
Bathrooms	5	Roof		
Ensuite		Construction	Concrete Block	
Half Bathrooms	2	Foundation		
Insulation	Walls:Unk Ceil:Unk	Water	City	
Basement Type		Sewer	Connected	
Flooring	Mixed			
Amenities	Security System, Garden Area, Swimming Pool, Jetted Bathtub, Main Level Entry, Fully Fenced, Fully Walled, 24 Hour Security, Unfurnished, Hurricane Windows, Appliances Only			
Condo/Maint. Fee	BSD 100	Units in Bldg	Storeys	3
Model Unit #		Units in Complex	Levels of Suite	
Laundry	In Unit			
Air Cond.	Central			
Fee Incl	Recreation Facility, Garbage Disposal			
Shared Amenities	Playground, Secured Entry			
Exterior Feat.				
	Down	Main	Up	Other
Powder Room	1			
Bedroom	1			
Full Bath	1pc			
Kitchen	1			
Dining Room	1			
Living Room	1			
Eating Nook	1			
Family Room	1			
Eating Nook	1			
Garage	2			
Master Bedroom			1	
Ensuite			4pc	
Bedroom			3	
Den			1	
Laundry/Uti	1			
Finished	5,100	Main Level		
Downstairs		Other		
Upper Level				
Lot Width		Lot Acres	0.528	
Lot Depth		Lot Size	23,000	
Lot Shape				
Parking Type	Garage - Double, Additional Parking			
Covered Parking (Condo)				
Site Influences	Easy Access, Family Oriented, Shopping Nearby, Recreation Nearby, Quiet Area, Landscaped, Road - Paved, Level Lot, Underground Services, Pets Allowed, Can Be Rented, Gated Community			
Elementary	Lyford Cay, Windsor School			
Middle	Lyford Cay, Windsor School			
High	Lyford Cay, Windsor School			

Legal Description **single family house 5 bed 5 bath pool on 2 lots**Restrictions **Restr. Covnts**

Tax Roll Number

PID Number

Salesman Rmks **House is in excellent shape - needs no repairs**Agent Info **Phone Agent, Seller Occupied**Prop. Directions **From town, drive along Windsor Road, straight ahead past roundabout of Old Fort Bay, stay to the left, and on the left you will see a sign Jacaranda. Enter gate, turn right and follow the curve, second corner on left - you will see the property second and third lots on right.**Listing Date **Jan 19/21**

Commission Split

Expiry Date

Contract Date

Completion Date

Listed By **BAHAMAS CHOICE REAL ESTATE**

Beautiful, well maintained 5 bed 5.5 bath, home in gated Jacaranda Estates, built with comfort, space and functionality in mind. Large rooms 10 foot ceilings, lots of light. (PGT) impact resistant windows and three zones of central air for cooling. First Floor: formal living room, dining room, family room, breakfast area, kitchen, laundry, storage areas and double garage. Guest bedroom with full bath. Second floor: 4 bedrooms all ensuite with walk in closets, 2 balconies, large family room with library, TV, gym area, office. Floor 3: Carpeted and insulated attic, for whatever you choose - unused space, storage cupboards and lots of light. Lovely pool area with large deck, pool house, restroom and storage. Flowers and any bearing fruit trees everywhere. The house sits on Lot #27, 11,102 sq ft., and lot #26, 11,102 sq ft. is included or can be sold separately both walled and gated. A park, is in the subdivision with kids play equipment. Jacaranda is close to schools, churches, shops, banking and exciting restaurants and entertainment. Quiet area.

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12- CAPRICE

MLS# 42898

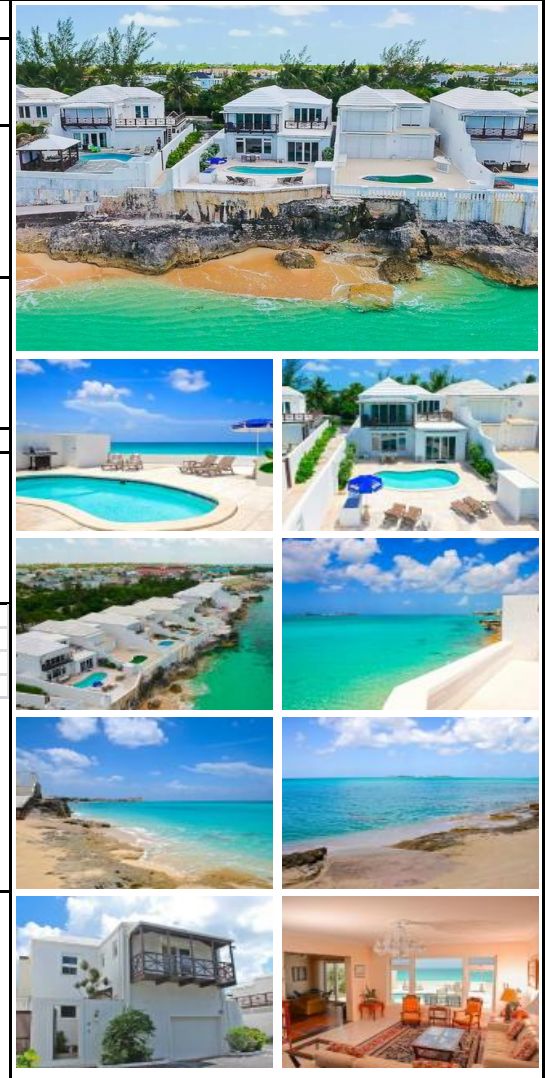
Island	New Providence/Paradise Island	Listing Status	Active
Area	Cable Beach	List Price	BSD 1,259,283
Subdivision	Caprice	Currency	USD
Street		Rental Amount	
Lot #	n/a	Original Price	BSD 1,259,283
Block #		Sale Price	DOM 40
Property Type	Single Family Home		
Style	Townhouse		
Title of Prop.			
Year Built	1970		
Title			

Bedrooms	3	Exterior Finish	Finished Concrete
Bathrooms	3	Roof	
Ensuite		Construction	Concrete Block
Half Bathrooms	1	Foundation	
Insulation	Walls:Unk Ceil:Unk	Water	City
Basement Type		Sewer	Connected
Flooring	Ceramic Tile		

Amenities	Fully Walled		
Condo/Maint. Fee	BSD 554	Units in Bldg	Storeys
Model Unit #		Units in Complex	Levels of Suite
Laundry			
Air Cond.	Central		
Fee Incl	No Fee		
Shared Amenities	Secured Entry		
Exterior Feat.	Private Yard		

	Down	Main	Up	Other
Bedroom			3	
Full Bath			3pc	
1/2 Bath		1pc		
Finished	3,200			
Downstairs		Main Level		
Upper Level		Other		
Lot Width		Lot Acres	0.1148	
Lot Depth		Lot Size	5,000	
Lot Shape				
Parking Type	Garage - Single			
Covered Parking (Condo)				
Site Influences				

Elementary	
Middle	
High	



Legal Description	
Restrictions	
Tax Roll Number	
PID Number	

Salesman Rmks	n/a		
Agent Info	Phone Agent, Vacant		
Prop. Directions			
Listing Date	Jan 7/21	Commission Split	
Expiry Date		Contract Date	
Completion Date			
Listed By	DAMIANOS SOTHEBY'S INT'L		

Situated in a private gated community along the western shore of Cable Beach is Caprice #12, a 3 bedroom, 3.5 bathroom townhome boasting 3,200 sq. ft. of interior space, a large terrace with a private pool, and unrivaled ocean views. The bedrooms, located on the second floor of this oceanfront residence, each have an ensuite bathroom, a walk-in closet, and access to the upstairs balcony which overlooks a stunning blue horizon. The terrace is a serene escape perfect for sunbathing by the pool or intimate dining while gazing over your private ocean view. Other notable features include hurricane windows and doors, an enclosed one-car garage, and an alarm system, a private pool, a generator, and direct ocean access. There is easy access to the ocean and community beach via a private staircase, allowing you to kayak, paddleboard, or swim directly in front of the townhome. A larger public beach is located just a two-minute walk away.



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P.O. BOX CB-117411 Nassau, N.P - Contact Name: William Wong

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Not intended to solicit properties already listed for sale. Feb 16, 2021.



7 ROYAL PALM CAY SANDYPORT

MLS# 43334

Island	New Providence/Paradise Island	Listing Status	Active
Area	Cable Beach	List Price	BSD 1,308,647
Subdivision	Sandyport	Currency	USD
Street		Rental Amount	
Lot #	7	Original Price	BSD 1,308,647
Block #		Sale Price	DOM 18
Property Type	Single Family Home		
Style	Colonial		
Title of Prop.	7 Royal Palm Cay		
Year Built			
Title			

Bedrooms	4	Exterior Finish	Finished Concrete
Bathrooms	3	Roof	Asphalt Shingle
Ensuite		Construction	Concrete Block
Half Bathrooms		Foundation	Yes
Insulation	Walls:Unk Ceil:Unk	Water	City
Basement Type		Sewer	Connected
Flooring			

Amenities **Swimming Pool, Dock, Stand-by Generator, 24 Hour Security, Furnished**

Condo/Maint. Fee	BSD 756	Units in Bldg	Storeys
Model Unit #		Units in Complex	Levels of Suite
Laundry			
Air Cond.	Central		
Fee Incl	Recreation Facility, Landscaping, Garbage Disposal		
Shared Amenities			
Exterior Feat.			

	Down	Main	Up	Other
Finished	4,000			
Downstairs			Main Level	
Upper Level			Other	
Lot Width			Lot Acres	0.15
Lot Depth			Lot Size	6,534
Lot Shape				
Parking Type	Open			
Covered Parking (Condo)				
Site Influences				

Elementary	
Middle	
High	

Legal Description
Restrictions
Tax Roll Number
PID Number

Salesman Rmks	Very easy to show
Agent Info	Phone Agent, Seller Occupied
Prop. Directions	
Listing Date	Jan 29/21
Expiry Date	
Completion Date	
Listed By	BAHAMAS PROPERTY GROUP

This stunning two storey, 4,000 square foot 4 bedroom, 3 bathroom home is the perfect family home. The comfortable interior is modern and well kept, featuring tray ceilings in the living room, a well-appointed kitchen with wrap-around breakfast bar and 4 generously sized bedrooms including a master suite large enough to accommodate a separate seating area. The grounds of the property are beautifully landscaped with a family pool surrounded by a wooden deck, leading to an expansive dock with ample space for lounging by the canal and making the most of the Bahamian climate. Located on one of Sandports most desirable islands this fully furnished home offers beautiful waterway views. A favourite with families, the neighbourhood itself has parks/playgrounds, swimming pools and tennis courts and has direct access to Tambeary School. Sandyport is located at the western end of New Providence with shopping, dining and the new Bahamar Resort just minutes away.





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PORT NEW PROVIDENCE 5 BED
MLS# 42880

Island **New Providence/Paradise Island**
 Area **Yamacraw**
 Subdivision **Port New Providence**
 Street
 Lot # **70**
 Block #
 Property Type **Single Family Home**
 Style **Split Level Home**
 Title of Prop. **FREEHOLD**
 Year Built **2001**
 Title **Freehold**

Listing Status **Active**
 List Price **BSD 1,325,000**
 Currency **BSD**
 Rental Amount
 Original Price **BSD 1,325,000**
 Sale Price
 DOM **42**

Bedrooms **5**
 Bathrooms **4**
 Ensuite
 Half Bathrooms **1**
 Insulation **Walls:Unk Ceil:Unk**
 Basement Type
 Flooring

Exterior Finish **Finished Concrete**
 Roof **Asphalt Shingle**
 Construction **Concrete Block**
 Foundation **Yes**
 Water **City**
 Sewer **Connected**

Amenities Security System, Unfurnished

Condo/Maint. Fee
 Model Unit #
 Laundry
 Air Cond. **Central**
 Fee Incl **Garbage Disposal**
 Shared Amenities
 Exterior Feat.

Units in Bldg
 Units in Complex
 Storeys
 Levels of Suite

	Down	Main	Up	Other
Finished	6,300			
Downstairs				
Upper Level				
Lot Width				
Lot Depth				
Lot Shape				
Parking Type				
Covered Parking (Condo)				
Site Influences				

Elementary
 Middle
 High



Legal Description **LOT # 70 PORT NEW PROVIDENCE NASSAU BAHAMAS**

Restrictions
 Tax Roll Number
 PID Number

Salesman Rmks **Please see property details with relevant information**
 Agent Info **Phone Agent, Seller Occupied**

Prop. Directions
 Listing Date **Jan 5/21**
 Expiry Date
 Completion Date
 Listed By **BAHAMA ISLANDS PROPERTIES**

Commission Split
 Contract Date

Indulge in the essence of tranquil Bahamian lifestyle in this wonderful home located in the prestigious Port New Providence community. Situated on a spacious canal corner lot, this five bedroom, four full bathrooms and two half bathroom house is designed for family living and entertaining. The home is cool and airy with high ceilings and bright windows capturing lots of natural light. The first floor showcases a living room, formal dining area, a bedroom which can be utilized as a playroom or craft room, an office/study, a chef's delight kitchen with two ovens, an island gas stove, multiple cabinets and storage. The kitchen opens into a spacious den which leads outside to the patio, garden and canal. A laundry room and half bathroom completes this floor. The second floor boast a grand master suite with a vast walk-in closet and a balcony overlooking the back garden and canal, and an ensuite bathroom with Jacuzzi tub, shower and double vanity. The second bedroom also has an ensuite bathroom and a balcony overlooking the front garden.

This listing information is provided to you by:

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184 SANDYPORT DRIVE**MLS# 43028**

Island **New Providence/Paradise Island**
 Area **Cable Beach**
 Subdivision **Sandyport**
 Street
 Lot # **184**
 Block #
 Property Type **Single Family Home**
 Style **Colonial**
 Title of Prop.
 Year Built
 Title

Listing Status **Active**
 List Price **BSD 1,385,212**
 Currency **USD**
 Rental Amount
 Original Price **BSD 1,410,397**
 Jan 25/21 **BSD 1,385,212**
 Sale Price
 DOM **22**

Bedrooms **6**
 Bathrooms **5**
 Ensuite
 Half Bathrooms
 Insulation **Walls:Unk Ceil:Unk**
 Basement Type
 Flooring

Exterior Finish **Other**
 Roof
 Construction **Other**
 Foundation
 Water
 Sewer **City Connected**

Amenities **Swimming Pool, Dock, Impact Windows, Cable, Stand-by Generator, 24 Hour Security, Night Security, Furnished**

Condo/Maint. Fee **BSD 925** Units in Bldg
 Model Unit # Units in Complex
 Laundry
 Air Cond. **Central**
 Fee Incl **Landscaping, Garbage Disposal**
 Shared Amenities
 Exterior Feat.

	Down	Main	Up	Other
Finished	3,486			
Downstairs				
Upper Level				
Lot Width				
Lot Depth				
Lot Shape				
Parking Type				
Covered Parking (Condo)				
Site Influences				
Elementary				
Middle				
High				

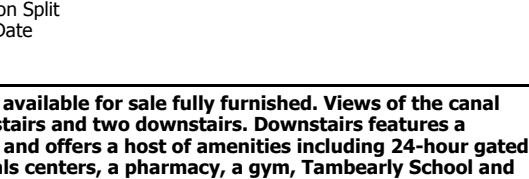
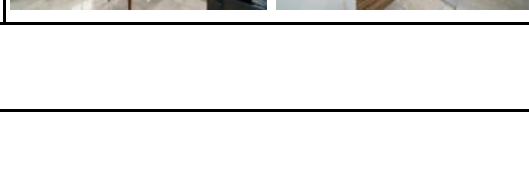
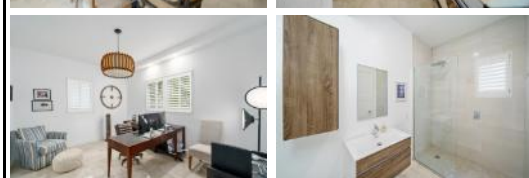
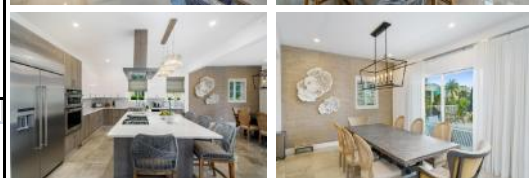
Main Level
 Other
 Lot Acres **0.1148**
 Lot Size **5,000**
Carport - Single, Street

Legal Description
 Restrictions
 Tax Roll Number
 PID Number

Salesman Rmks **Call Agent**
 Agent Info **Phone Agent, Vacant**
 Prop. Directions
 Listing Date **Jan 25/21**
 Expiry Date
 Completion Date
 Listed By **MCCARROLL REAL ESTATE**

Commission Split
 Contract Date

Located on the main Sandyport Drive within Sandyport, this two-story, 6 bedroom, 5 bathrooms is available for sale fully furnished. Views of the canal and opens through to the backyard with a pool and boat dock. This home offers four bedrooms upstairs and two downstairs. Downstairs features a kitchen, living room, and a dining room. Sandyport is one of Nassau's few canal front communities and offers a host of amenities including 24-hour gated security, multiple pools, tennis courts, and children's playgrounds, with restaurants, shops, medicals centers, a pharmacy, a gym, Tambearly School and white pristine beach in walking distance. Please arrange viewing via listing agent, however available occupancy is May 1st, 2021



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MLS# 42933

Listing Status	Active
List Price	BSD 1,500,000
Currency	BSD
Rental Amount	
Original Price	BSD 1,500,000
Sale Price	
DOM	39

Exterior Finish	Finished Concrete
Roof	Bermuda
Construction	Concrete Block
Foundation	Yes
Water	Rain Water
Sewer	Septic - Yes

Elementary	
Middle	
High	

Commission Split
Contract Date

This stunning Bahamian home boast of ridgetop views with an expansive lot complete with greenhouse, gazebo, generator, private pool and oversized covered patio, great for outdoor entertaining. This well kept home offers a master suite with an extra large closet and study area, 3 well positioned guest bedrooms, a large kitchen, dining, living and family rooms. In addition there is a 2 bedroom, 1 bath apartment with 2 car garage perfect for staff or guest.



GLENN S. FERGUSON - Salesman

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WEST BAY STREET		MLS# 42967	
Island Area Subdivision Street Lot # Block # Property Type Style Title of Prop. Year Built Title	New Providence/Paradise Island Cable Beach 534 Single Family Home Split Level Home West Cliff 1982	Listing Status List Price Currency Rental Amount Original Price Sale Price DOM	Active BSD 1,611,883 USD BSD 1,611,883 33
Bedrooms Bathrooms Ensuite Half Bathrooms Insulation Basement Type Flooring	4 3 Walls:Unk Ceil:Unk Full Marble	Exterior Finish Roof Construction Foundation Water Sewer	Finished Concrete Other Concrete Block Yes City Connected
Amenities Swimming Pool, Fully Walled, Cable			
Condo/Maint. Fee Model Unit # Laundry Air Cond. Fee Incl Shared Amenities Exterior Feat.	Other No Fee Patio, Pool	Units in Bldg Units in Complex Storeys Levels of Suite	
Bedroom Full Bath Finished Downstairs Upper Level Lot Width Lot Depth Lot Shape Parking Type Covered Parking (Condo) Site Influences	Down 4 3pc 5,400	Main Main Level Other Lot Acres Lot Size	Up 0.514 22,388
Garage - Double Adult Oriented, Easy Access, Family Oriented, Highway Access, View - Ocean, Shopping Nearby, Recreation Nearby, Seniors Oriented, Waterfront - Ocean, Phone to Lot, Underground Services, Can Be Rented			
Elementary Middle High			
Legal Description Restrictions Tax Roll Number PID Number	OPEN ZONE		
Salesman Rmks Agent Info Prop. Directions Listing Date Expiry Date Completion Date Listed By	n/a Phone Agent, Vacant Jan 14/21 DAMIANOS SOTHEBY'S INT'L		
<p>Situated on the waterfront just west of Cable Beach on West Bay Street, this lovely older home boasts 136 feet of frontage on the water and consists of the main house that is 5,400 square feet as well as a small basement apartment. The property half acre overall and has been approved for multifamily development, so that a potential buyer has many options, from renovating the house to make it a real showpiece or tearing it down and developing the property as a multi-family project. Properties like this do not often come onto the market. A private residence or an investment property offering exceptional rental income potential and qualifies for Bahamian Permanent Residency in a favorable tax environment that The Bahamas offers.</p>			
<p>This listing information is provided to you by: GLENN S. FERGUSON - Salesman 1-242-395-8495 395-8495 glennsferguson@gmail.com http://www.bahamasmls.info DARVILLE WONG REALTY 1-242-395-8495 1-242-395-8495 glennsferguson@gmail.com http://darvillewongrealty.com P.O. BOX CB-117411 Nassau, N.P - Contact Name: William Wong The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale. Feb 16, 2021.</p>			



LYFORD CAY		MLS# 43217			
Island Area Subdivision Street Lot # Block # Property Type Style Title of Prop. Year Built Title	New Providence/Paradise Island Lyford Cay 1 Single Family Home 2 Storey-Main L Entry Hampton-Glasgow		Listing Status List Price Currency Rental Amount Original Price Sale Price DOM	Active BSD 2,500,000 BSD BSD 2,500,000 21	        
Bedrooms Bathrooms Ensuite Half Bathrooms Insulation Basement Type Flooring	9 10 1 Walls:Unk Ceil:Unk		Exterior Finish Roof Construction Foundation Water Sewer	Finished Concrete Asphalt Shingle Concrete Block Yes City Septic - Yes	
Amenities Swimming Pool, Main Level Entry, Impact Shutters, Roll Down Shutters, Stand-by Generator, Guest House, 24 Hour Security, Furnished					
Condo/Maint. Fee Model Unit # Laundry Air Cond. Fee Incl Shared Amenities Exterior Feat.	Units in Bldg Units in Complex Stores Levels of Suite In Unit Central No Fee Tennis Court(s) Porch, Pool				
Bedroom Full Bath 1/2 Bath Kitchen Dining Room Living Room Laundry/Ut Family Room	Down 9 10pc 1pc 1 1 1 1 1	Main 	Up 	Other 	
Finished Downstairs Upper Level Lot Width Lot Depth Lot Shape Parking Type Covered Parking (Condo) Site Influences	7,780 Open Family Oriented, Shopping Nearby, Quiet Area, Road - Paved, Pets Allowed, Gated Community		Main Level Other Lot Acres Lot Size	 0.71 30,928	
Elementary Middle High					
Legal Description Restrictions Tax Roll Number PID Number Hampton - Glasgow Lot 1					
Salesman Rmks Agent Info Prop. Directions Listing Date Expiry Date Completion Date Listed By REF # NS61821 Phone Agent, Vacant Jan 26/21 H.G. CHRISTIE LIMITED					
Commission Split Contract Date					
This turn-key two-storey Bahamian styled home comes with a cottage and sits on a lush .73 acre corner lot in the exclusive community of Lyford Cay. The main home is 5,080 sq. ft. with five (5) ensuite bedrooms and an additional one and a half bathroom. It is newly renovated and features original tongue and groove wooden ceilings, a Bermuda roof, and statuesque exterior pillars. The master suite has two bathrooms and two separate walk-in closets. Adjoining the main house is the 2 Storey cottage of 2,700 sq. ft. indoor living space, with 3 ensuite bedrooms with large walk-in closets and canal views from the balcony. Surrounded by mature trees, the property is well maintained and shows airy balconies and patios, large living spaces, a spacious kitchen with centre island and stainless steel appliances. Five ensuite bedrooms follow roomy living and recreational rooms and a home office/library. French doors open onto canal views making this tropical oasis an esthetically pleasing find.					

This listing information is provided to you by:

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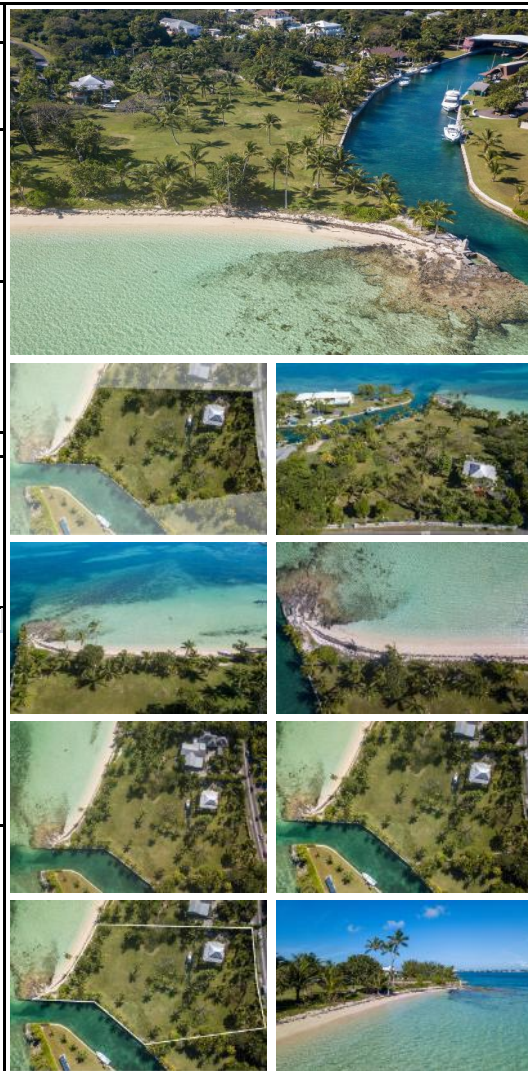
P.O. BOX CB-117411 Nassau, N.P - Contact Name: William Wong

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EASTERN ROAD BEACHFRONT A				MLS# 43298	
Island Area	New Providence/Paradise Island Eastern Road		Listing Status	Active	
Subdivision			List Price	BSD 2,650,000	
Street			Currency	BSD	
Lot #	n/a		Rental Amount		
Block #			Original Price	BSD 2,650,000	
Property Type	Single Family Home		Sale Price	DOM 13	
Style	Multi-Family Lot				
Title of Prop.	2 Acre Estate				
Year Built	1930				
Title					
Bedrooms	4	Exterior Finish	Finished Concrete		
Bathrooms	3	Roof	Asphalt Shingle		
Ensuite		Construction	Concrete Block		
Half Bathrooms		Foundation	Yes		
Insulation	Walls:No Ceil:Unk	Water	City		
Basement Type		Sewer	Septic - Yes		
Flooring					
Amenities	Dock				
Condo/Maint. Fee		Units in Bldg	Storeys		
Model Unit #		Units in Complex	Levels of Suite		
Laundry					
Air Cond.	Split				
Fee Incl	No Fee				
Shared Amenities					
Exterior Feat.					
	Down	Main	Up	Other	
Finished	3,200		Main Level		
Downstairs			Other		
Upper Level					
Lot Width			Lot Acres	2.00	
Lot Depth			Lot Size	87,120	
Lot Shape					
Parking Type	Open				
Covered Parking (Condo)					
Site Influences					
Elementary					
Middle					
High					
Legal Description					
Restrictions					
Tax Roll Number					
PID Number					
Salesman Rmks	n/a				
Agent Info	Phone Agent, Tenant Occupied				
Prop. Directions					
Listing Date	Feb 3/21				
Expiry Date					
Completion Date					
Listed By	DAMIANOS SOTHEBY'S INT'L				
<p>Introducing an extremely unique opportunity to purchase what is perhaps the last large beachfront estate parcel with dockage on picturesque Eastern Road. This unique 2-acre offering comprises approximately 180 linear feet of beach frontage and 250 feet of canal bulkhead offering the purchaser a multitude of dockage options directly on the property. Enjoy eastward facing views across Montagu Bay with views of Athol Island and Rose Island beyond. For boaters, enjoy close proximity to Nassau Harbour and easy access to the Exumas only 35 miles away. This property offers the owner space and privacy to build a truly remarkable beachfront estate with unlimited possible combinations for additional guest cottages along a stretch of residential coastline that boasts some of the most historic and grand homes in The Bahamas. A 3,200-sq. ft. 4-bedroom, 3-bathroom home currently exists on the property which could be renovated and upgraded or used as temporary housing while a new family estate home is constructed.</p>					
<p>This listing information is provided to you by: GLENN S. FERGUSON - Salesman 1-242-395-8495 395-8495 glennsferguson@gmail.com http://www.bahamasmls.info DARVILLE WONG REALTY 1-242-395-8495 1-242-395-8495 glennsferguson@gmail.com http://darvillewongrealty.com P.O. BOX CB-117411 Nassau, N.P - Contact Name: William Wong The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale. Feb 16, 2021.</p>					



YAMACRAW HILL ROAD
MLS# 43222

Island **New Providence/Paradise Island**
 Area **Eastern Road**
 Subdivision
 Street
 Lot #
 Block #
 Property Type **Single Family Home**
 Style **2 Storey-Main L Entry**
 Title of Prop. **Casa Al Mare**
 Year Built **2012**
 Title

Listing Status **Active**
 List Price **BSD 3,800,000**
 Currency **BSD**
 Rental Amount
 Original Price **BSD 3,800,000**
 Sale Price
 DOM **15**

Bedrooms **7**
 Bathrooms **9**
 Ensuite
 Half Bathrooms
 Insulation **Walls:Unk Ceil:Unk**
 Basement Type
 Flooring

Exterior Finish **Finished Concrete**
 Roof **Tile**
 Construction **Concrete Block**
 Foundation **Yes**
 Water **None**
 Sewer **Septic - Yes**

Amenities **Additional Accom., Swimming Pool, Cable, Stand-by Generator, Furnished**

Condo/Maint. Fee
 Model Unit #
 Laundry
 Air Cond.
 Fee Incl
 Shared Amenities
 Exterior Feat. **Pool**

	Down	Main	Up	Other
Bedroom	7			
Full Bath	9pc			
Kitchen	1			
Dining Room	1			
Living Room	1			
Garage	2			
Eating Nook	1			
Laundry/Ut	1			

Finished **7,853**
 Downstairs
 Upper Level
 Lot Width
 Lot Depth
 Lot Shape
 Parking Type **Open, Garage - Double**
 Covered Parking (Condo) **2**
 Site Influences **Family Oriented, Highway Access, View - Ocean, Shopping Nearby, Quiet Area, Landscaped, Waterfront - Ocean, Road - Paved**

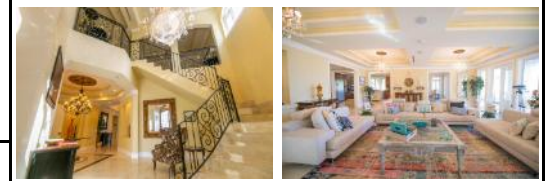
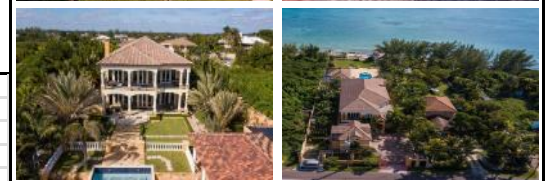
Elementary
 Middle
 High

Legal Description **Casa Al Mare, Yamacraw Hill Road**
 Restrictions
 Tax Roll Number
 PID Number

Salesman Rmks **REF # NS61820**
 Agent Info **Phone Agent, Vacant**
 Prop. Directions
 Listing Date **Feb 1/21**
 Expiry Date
 Completion Date
 Listed By **H.G. CHRISTIE LIMITED**

Commission Split
 Contract Date

Celebrating the very best in Island Living, Casa Al Mare is a stunning classic Mediterranean masterpiece defined by its incomparable setting and unmatched privacy. Truly a one of a kind oceanfront palatial estate in the east, with 7 bedrooms, plus 6 full and 3 half baths, the property as all of the amenities a discerning buyer would want. Encompassing 1.15 acres of lush oceanfront land, it is a rare mix of elegance and comfort offering the very best of island life. Enter through a majestic foyer which welcomes you with an 18 foot half barrel ceiling, a sweeping marble staircase and one of several Swarovski crystal chandeliers. Throughout the nearly 8,000 square feet of living space, Casa Al Mare's unique custom finishes from around the world are married together in a harmonious and opulent fashion. The lower level of the main house features the grand entrance, formal living and dining rooms, sprawling gourmet kitchen with top of the line appliances, breakfast nook, separate family TV and game room, home gym, laundry, maid's room, powder room and a guest suite.



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Not intended to solicit properties already listed for sale. Feb 16, 2021.



BEACH ISLAND**MLS# 42927**

Island	New Providence/Paradise Island	Listing Status	Active
Area	Old Fort Bay	List Price	BSD 3,828,222
Subdivision		Currency	USD
Street		Rental Amount	
Lot #	11B	Original Price	BSD 3,626,736
Block #		Jan 21/21	BSD 3,727,479
Property Type	Single Family Home	Jan 23/21	BSD 3,828,222
Style	Single Family Lot	Sale Price	
Title of Prop.	Beach Island	DOM	22
Year Built			
Title			

Bedrooms	4	Exterior Finish	Finished Concrete
Bathrooms	4	Roof	
Ensuite		Construction	Concrete Block
Half Bathrooms	1	Foundation	
Insulation	Walls:Unk Ceil:Unk	Water	City
Basement Type		Sewer	Connected
Flooring			

Amenities **Additional Accom., Swimming Pool, Water Softener, Impact Windows, Stand-by Generator, 24 Hour Security, Night Security, Furnished**

Condo/Maint. Fee	Units in Bldg	Storeys
Model Unit #	Units in Complex	Levels of Suite
Laundry		
Air Cond.	Central	
Fee Incl	Management, Garbage Disposal	
Shared Amenities		
Exterior Feat.		

	Down	Main	Up	Other
Finished	5,880			
Downstairs			Main Level	
Upper Level			Other	
Lot Width			Lot Acres	0.3732
Lot Depth			Lot Size	16,257
Lot Shape				
Parking Type	Garage & Carport			
Covered Parking (Condo)				
Site Influences				

Elementary
Middle
High



Legal Description **Beach Island, Old Fort Bay**
Restrictions
Tax Roll Number
PID Number

Salesman Rmks **Call Agent**
Agent Info **Phone Agent, Seller Occupied**
Prop. Directions
Listing Date **Jan 25/21**
Expiry Date
Completion Date
Listed By **MCCARROLL REAL ESTATE**

Commission Split
Contract Date

Old Fort #11B Beach Island is located at the end of a cul-de-sac on one of the canals of Old Fort Bay. The house was constructed in 2012 and upgraded in 2020 and has approximately 5,880 sq.ft under roof in addition to a 630 sq.ft apartment on the second floor. The main floor of the house contains a huge kitchen, a large entertainment sized dining room, two living rooms, an over-sized master bedroom suite, two further bedrooms with en-suite bathrooms and a fourth bedroom which has been converted into a functional gym. The rooms exhibit high ceilings and construction framework is concrete. The property has an approximately 1,000 sq.ft covered terrace overlooking the canal and an approximately 5,000 sq.ft wooden deck (epay) with a large heated pool. The deck has a canal frontage of 220 ft and hosts a 24,000 lbs boat lift in addition two jet ski lifts.

This listing information is provided to you by:

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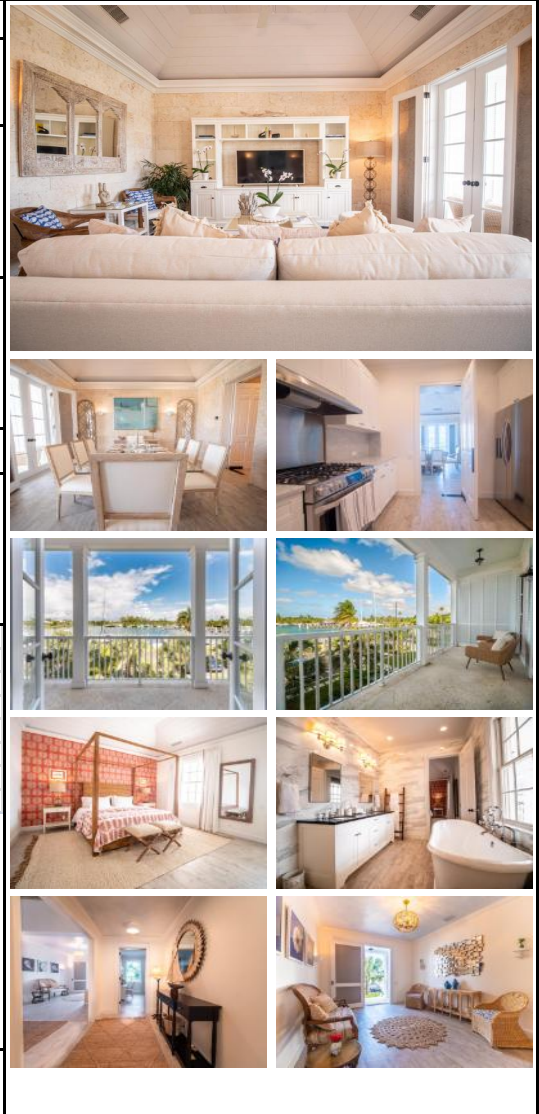
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9- LYFORD CAY
MLS# 43449

Island Area Subdivision Street Lot # Block # Property Type Style Title of Prop. Year Built Title	New Providence/Paradise Island Lyford Cay	Listing Status List Price Currency Rental Amount Original Price Sale Price DOM	Active BSD 4,024,670 USD BSD 4,024,670 6
Bedrooms Bathrooms Ensuite Half Bathrooms Insulation Basement Type Flooring	4 4 Walls:Unk Ceil:Unk	Exterior Finish Roof Construction Foundation Water Sewer	Finished Concrete Asphalt Shingle Concrete Block Yes Other Septic - Yes
Amenities	Swimming Pool, Main Level Entry, Dock, Impact Shutters, Stand-by Generator, 24 Hour Security, Furnished		
Condo/Maint. Fee Model Unit # Laundry Air Cond. Fee Incl Shared Amenities Exterior Feat.	BSD 839 Central Maintenance Clubhouse, Pool Outdoor, Tennis Court(s), Dockage Patio, Porch, Pool	Units in Bldg Units in Complex Stores Levels of Suite	
Bedroom Full Bath 1/2 Bath Kitchen Dining Room Living Room Garage	Down 4 4pc 1pc 1 1 1 2	Main Up Other	
Finished Downstairs Upper Level Lot Width Lot Depth Lot Shape Parking Type Covered Parking (Condo) Site Influences	4,570 Garage - Double 2 Family Oriented, Golf Course Nearby, View - Ocean, Shopping Nearby, Quiet Area, Landscaped, Waterfront - Ocean, Road - Paved, Pets Allowed, Gated Community	Main Level Other Lot Acres Lot Size	0.09 3,920
Elementary Middle High			


Legal Description Unit 9 Yacht Harbour Townhouse

 Restrictions
Tax Roll Number
PID Number

 Salesman Rmks **REF # NS61843**
 Agent Info **Phone Agent, Vacant**
 Prop. Directions
 Listing Date **Feb 10/21**
 Expiry Date
 Completion Date
 Listed By **H.G. CHRISTIE LIMITED**

 Commission Split
Contract Date

This recently built 4 bedroom, 4.5 bathroom townhouse overlooks the Lyford Cay Marina and has been fully furnished to provide an immaculate turnkey home. As one enters there is a spacious entrance hall with sweeping staircase up to the living space and master suite. The Coralina clad living room has three French windows opening onto a veranda which overlooks the marina. The living room shares dining and has a practical marble kitchen with brand new stainless steel appliances and pantry. Across the landing is the master suite with spacious bathroom that has double sinks, freestanding bathtub and separate shower with rain shower head. The master bedroom also has a walk-in closets and opens onto its own private south facing veranda. The ground floor of the townhouse consists of bedrooms two and three each with en-suite shower rooms and walk-in closets. There is also ample storage, a powder room and laundry closet. A private splash pool and patio separates the rear building that houses a double garage and a complete one bedroom apartment above perfect for guests or a live-in housekeeper.

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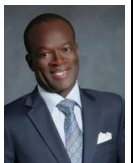
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16 BAY CREEK OLD FORT BAY

MLS# 43402

Island Area	New Providence/Paradise Island	Listing Status	Active
Subdivision	Old Fort Bay	List Price	BSD 4,350,000
Street		Currency	BSD
Lot #	16	Rental Amount	
Block #		Original Price	BSD 4,350,000
Property Type	Single Family Home	Sale Price	
Style	Single Family Lot	DOM	8
Title of Prop.	16 Bay Creek Drive		
Year Built	2015		
Title			

Bedrooms	5	Exterior Finish	Finished Concrete
Bathrooms	5	Roof	
Ensuite		Construction	Concrete Block, Steel/Concrete
Half Bathrooms		Foundation	
Insulation	Walls:Unk Ceil:Unk	Water	Other
Basement Type		Sewer	Connected
Flooring			

Amenities **Garden Area, Swimming Pool, Main Level Entry, Sprinkler System, Fully Fenced, Dock, Impact Windows, Impact Shutters, Roll Down Shutters, Cable, Stand-by Generator, Guest House, 24 Hour Security, Night Security, Unfurnished, Hurricane Windows**

Condo/Maint. Fee	Units in Bldg	Storeys
Model Unit #	Units in Complex	Levels of Suite
Laundry		
Air Cond.	Central	
Fee Incl	Landscaping	
Shared Amenities		
Exterior Feat.		

	Down	Main	Up	Other
Finished	4,532			
Downstairs			Main Level	
Upper Level			Other	
Lot Width			Lot Acres	0.3444
Lot Depth			Lot Size	15,000
Lot Shape				
Parking Type				
Covered Parking (Condo)				
Site Influences				

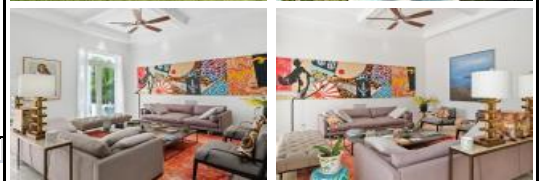
Garage - Double, Additional Parking
Shopping Nearby, Landscaped, Road - Paved, Marina Nearby, Can Be Rented, Gated Community, Canal Front

Legal Description **16 Bay Creek Drive, Old Fort Bay**
Restrictions
Tax Roll Number
PID Number

Salesman Rmks **16 Bay Creek Drive, Old Fort Bay**
Agent Info **Phone Agent, Seller Occupied, Vacant**
Prop. Directions
Listing Date **Feb 8/21**
Expiry Date
Completion Date
Listed By **BAHAMAS PROPERTY GROUP**

Commission Split
Contract Date

This Old Fort Bay 5 Bedroom 5 Bathroom home with its bright, open interior makes Bay Creek #16 the perfect choice for the discerning home buyer. The gated community of Old Fort Bay is a high end, sought after waterfront development on Nassau's northwestern shore. This home boasts 4,052 sq. ft. of interior space with a 450 sq. ft. guest cottage, double car garage and an 80 ft. dock with just over 90 ft of canal frontage. The home's 2,050 sq. ft of covered porches and balconies create a Caribbean charm that easily transitions into the bright, airy interior. Featuring top end appliances such as Wolf, Bosch, and Subzero. Finishes such as coffered 12" ceilings, marble, travertine, and hardwood flooring. Quartz countertops complete the kitchen. The "spa" style bathrooms boast multi jet showers with rain heads. Special touches are evident throughout the home such as cedar lined closets, 8" solid core interior doors and ceiling speakers with individual room control panels. Bonus features include concealed electric hurricane shutters, 42KW standby generator and a 25,000-gallon rainwater tank.



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CORAL LANE, LYFORD CAY
MLS# 42940

Island **New Providence/Paradise Island**
 Area **Lyford Cay**
 Subdivision
 Street
 Lot # **7**
 Block # **13**
 Property Type **Single Family Home**
 Style **2 Storey-Main L Entry**
 Title of Prop.
 Year Built **2007**
 Title

Listing Status **Active**
 List Price **BSD 4,785,277**
 Currency **USD**
 Rental Amount
 Original Price **BSD 4,785,277**
 Sale Price
 DOM **35**

Bedrooms **6**
 Bathrooms **6**
 Ensuite
 Half Bathrooms **1**
 Insulation **Walls:Unk Ceil:Unk**
 Basement Type
 Flooring

Exterior Finish **Finished Concrete**
 Roof **Bermuda**
 Construction **Concrete Block**
 Foundation **Yes**
 Water **City**
 Sewer **Septic - Yes**

Amenities **Additional Accom., Swimming Pool, Guest House, Furnished**

Condo/Maint. Fee
 Model Unit #
 Laundry
 Air Cond.
 Fee Incl
 Shared Amenities
 Exterior Feat. **Private Yard, Covered Patio, Patio, Pool, Garden**

	Down	Main	Up	Other
Bedroom	6			
Ensuite	6pc			
1/2 Bath	1pc			
Kitchen	1			
Dining Room	1			
Living Room	1			
Entrance	1			
Garage	1			
Laundry/Util	1			
Finished	5,773			
Downstairs				
Upper Level				
Lot Width				
Lot Depth				
Lot Shape				
Parking Type				
Covered Parking (Condo)				
Site Influences				

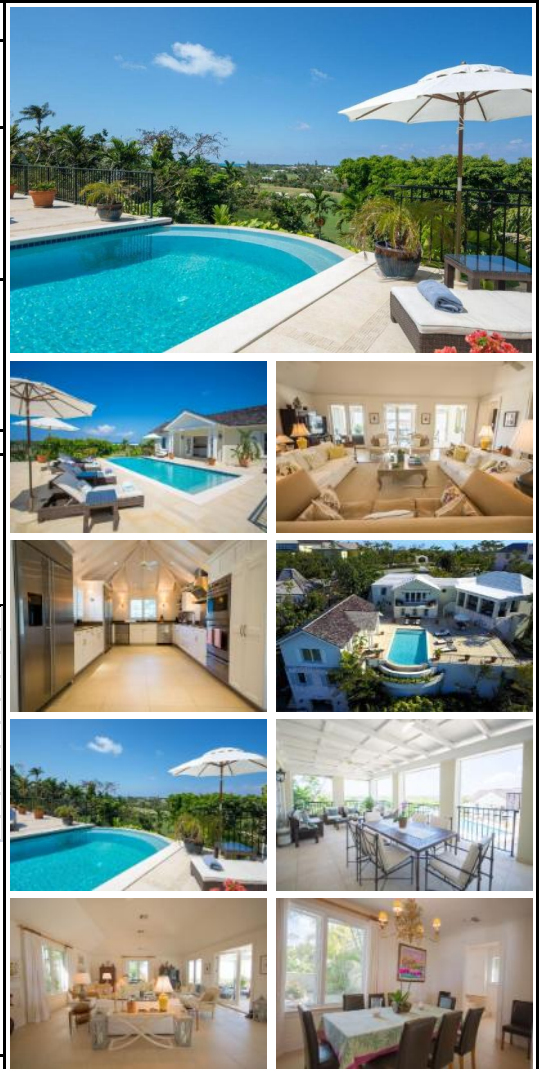
Elementary
 Middle
 High

Legal Description **Lot 7 Block 13 Coral Lane, Lyford Cay**
 Restrictions
 Tax Roll Number
 PID Number

Salesman Rmks **REF # NS61788**
 Agent Info **Phone Agent, Vacant**
 Prop. Directions
 Listing Date **Jan 12/21**
 Expiry Date
 Completion Date
 Listed By **H.G. CHRISTIE LIMITED**

Commission Split
 Contract Date

A great house with commanding views across the golf course and out to the ocean. This home was renovated, redesigned and rebuilt to compliment the easy life style indigenous to this community. The elegant interior with a Swedish touch gives the house a fresh airy feeling. Perfect for large parties, family get together or a romantic tete a tete. The property is equipped with a modern kitchen and bar area with ample space for party preparations. The master bedroom suite overlooks the pool with a breakfast balcony for a private start to the day. Two more en suite bedrooms are on the pool level. A guesthouse is situated pool side with two large bedrooms both with en suite bathrooms and a small kitchen. A generous sized maid's apartment is located in the guesthouse lower level. The large infinity pool is perched high above the golf course and enjoys views of the sparkling sea. Sunsets are an event in this house. There is also a back up generator. The gated community of Lyford Cay is situated at the western end of New Providence.



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MLS# 43359

Island Area Subdivision Street Lot # Block # Property Type Style Title of Prop. Year Built Title	New Providence/Paradise Island Lyford Cay 19 38 Single Family Home 2 Storey-Main L Entry 1984	Listing Status List Price Currency Rental Amount Original Price Sale Price DOM	Active BSD 4,995,000 BSD BSD 4,995,000 8	
Bedrooms Bathrooms Ensuite Half Bathrooms Insulation Basement Type Flooring	3 4 Walls:Unk Ceil:Unk	Exterior Finish Roof Construction Foundation Water Sewer	Finished Concrete Bermuda Concrete Block Yes None Septic - Yes	
Amenities Main Level Entry, Dock, Stand-by Generator, Furnished				
Condo/Maint. Fee Model Unit # Laundry Air Cond. Fee Incl Shared Amenities Exterior Feat.	 In Unit Central No Fee Patio, Porch, Garden	Units in Bldg Units in Complex	Storeys Levels of Suite	
	Down	Main	Up	Other
Master Bedroom	1			
Ensuite	1pc			
Bedroom	2			
Ensuite	2pc			
Full Bath	1pc			
Kitchen	1			
Dining Room	1			
Living Room	1			
Laundry/Uti	1			
Garage	2			
Finished Downstairs Upper Level Lot Width Lot Depth Lot Shape Parking Type Covered Parking (Condo) Site Influences	4,300 Open, Garage - Double	Main Level Other Lot Acres Lot Size	 0.6439 28,050	
Family Oriented, Golf Course Nearby, Shopping Nearby, Recreation Nearby, Quiet Area, Landscaped, Road - Paved, Phone to Lot, Pets Allowed, Gated Community, Canal Front				
Elementary Middle High				



Legal Description	Lot 19, Block 38, Rainbow Rd, Lyford Cay
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Restrictions
Tax Roll Number
PID Number

Salesman Rmks	REF # NS61835
Agent Info	Phone Agent, Seller Occupied
Prop. Directions	
Listing Date	Feb 8/21
Expiry Date	
Completion Date	
Listed By	H.G. CHRISTIE LIMITED

Commission Split
Contract Date

Set in the exclusive gated community of Lyford Cay, this custom estate was tastefully designed with every attention to detail. The home features 3-bedrooms comprised of a Master with en-suite bath, walk-in closet and an adjoining office, which could be converted to a fourth bedroom. Another bedroom with en-suite bath is also located on the second floor, and a third bedroom on the ground floor. The main level includes a gourmet kitchen opening to a breakfast area and large family room. There is an open-plan great room and dining area. The home is set within lush landscaped tropical gardens, and the canal front setting with its own private dock offers superb boating opportunities. With the screened-in wrap around veranda there is ample space for relaxing and alfresco entertaining. The property includes a standby generator and a two-car garage, and this highly sought after location provides easy access to fine dining, shopping, world-class golf and an international airport.

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Not intended to solicit properties already listed for sale. Feb 16, 2021.



1- COLUMBIA ROAD
MLS# 43221

Island	New Providence/Paradise Island	Listing Status	Active
Area	Lyford Cay	List Price	BSD 6,400,000
Subdivision		Currency	BSD
Street		Rental Amount	
Lot #	1	Original Price	BSD 6,400,000
Block #		Sale Price	18
Property Type	Single Family Home	DOM	
Style	2 Storey-Main L Entry		
Title of Prop.			
Year Built			
Title			

Bedrooms	5	Exterior Finish	Stucco, Finished Concrete
Bathrooms	4	Roof	Other
Ensuite		Construction	Concrete Block
Half Bathrooms	1	Foundation	Yes
Insulation	Walls:Unk Ceil:Unk	Water	City
Basement Type		Sewer	Connected
Flooring			

Amenities **Swimming Pool, Jetted Bathtub, Main Level Entry, Water Softener, Sprinkler System, Impact Windows, Impact Shutters, Roll Down Shutters, Stand-by Generator, Night Security, Hurricane Windows**

Condo/Maint. Fee		Units in Bldg		Storeys	
Model Unit #		Units in Complex		Levels of Suite	
Laundry	In Unit				
Air Cond.	Central				
Fee Incl	No Fee				
Shared Amenities					
Exterior Feat.	Private Yard, Covered Patio, Patio, Porch, Pool, Veranda, Fruit Trees				

	Down	Main	Up	Other
Finished	6,000			
Downstairs				
Upper Level				
Lot Width				
Lot Depth				
Lot Shape				
Parking Type	Street, Garage - Double, Additional Parking			
Covered Parking (Condo)				
Site Influences				

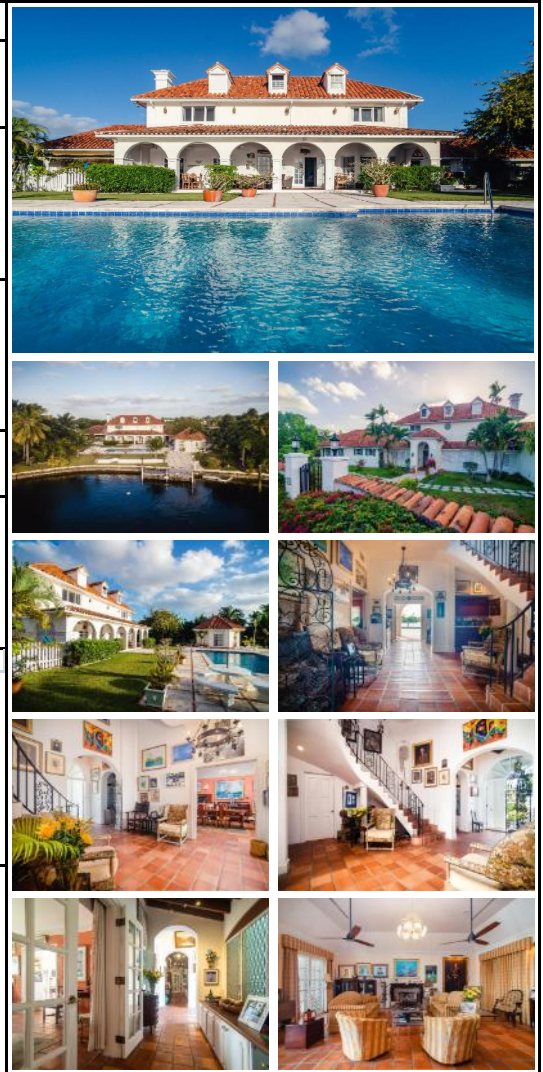
Elementary
Middle
High

Legal Description
Restrictions
Tax Roll Number
PID Number

Salesman Rmks **The high ceilings, sweeping semi-circular staircase and large rooms give a feeling of space and tranquility from the outside world**
Agent Info **Phone Agent, Seller Occupied**
Prop. Directions
Listing Date **Jan 29/21**
Expiry Date
Completion Date
Listed By **LX BAHAMAS LTD**

Commission Split
Contract Date

Camelot, designed lovingly by the sole owners to be an oasis of peace and quiet amidst a fast moving world, sits at the end of a canal and offers a commanding westerly view providing spectacular sunsets. Graceful arches adorn the back of the house that opens out on to a large swimming pool and deck. The strong Mediterranean influence in both the architecture, and the interior, of this majestic home are showcased by Mexican clay tiles, wrought iron banisters, lamps and chandeliers. The thick walls, porches and breezeways ensure a welcome cool even in the height of summer. This property was purposely created with entertaining in mind, and has hosted its fair share of glamorous events. The high ceilings, sweeping semi-circular staircase and large rooms give a feeling of space and tranquility from the outside world. Home to a prolific Coconut grove and several mature fruit trees, Camelot is built on the largest single lot on the Lyford Cay canals, and boasts over 80 palm trees. A large walled garden provides a magical space for children (or pets) to explore and play safely.

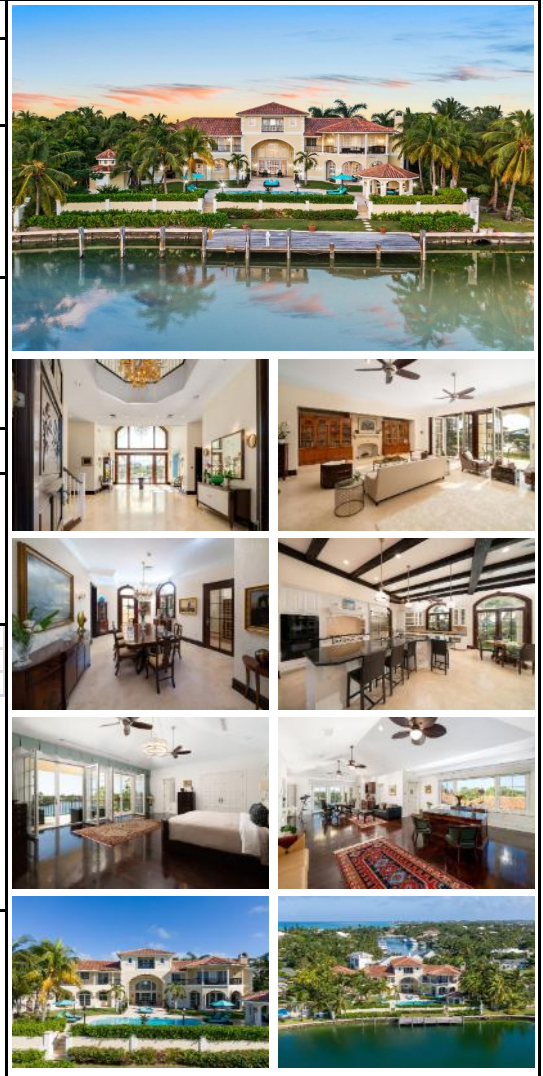


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FIVE PALMS**MLS# 43020**

Island	New Providence/Paradise Island		Listing Status	Active
Area	Lyford Cay		List Price	BSD 10,054,119
Subdivision			Currency	USD
Street			Rental Amount	
Lot #			Original Price	BSD 10,054,119
Block #			Sale Price	29
Property Type	Single Family Home		DOM	
Style	Bahamian Style			
Title of Prop.	Five Palms			
Year Built	2003			
Title				
Bedrooms	9	Exterior Finish	Finished Concrete	
Bathrooms	12	Roof	Tile	
Ensuite		Construction	Concrete Block	
Half Bathrooms		Foundation	Yes	
Insulation	Walls:Unk Ceil:Unk	Water	City	
Basement Type		Sewer	Septic - Yes	
Flooring				
Amenities	Swimming Pool, Main Level Entry, Dock, Fully Walled, Impact Windows, Stand-by Generator, Guest House, 24 Hour Security, Furnished			
Condo/Maint. Fee		Units in Bldg	Storeys	
Model Unit #		Units in Complex	Levels of Suite	
Laundry	In Unit			
Air Cond.	Central			
Fee Incl	No Fee			
Shared Amenities				
Exterior Feat.	Patio, Porch, Pool			
Bedroom	Down	Main	Up	Other
Full Bath	9			
Finished	12pc			
Downstairs	13,397	Main Level		
Upper Level		Other		
Lot Width		Lot Acres	0.68	
Lot Depth		Lot Size	29,621	
Lot Shape				
Parking Type	Open, Garage - Double			
Covered Parking (Condo)	2			
Site Influences	Family Oriented, Shopping Nearby, Quiet Area, Landscaped, Road - Paved, Pets Allowed, Gated Community, Canal Front			
Elementary				
Middle				
High				



Legal Description **Five Palms 38-1 Columbia Road, Lyford Cay**
 Restrictions
 Tax Roll Number
 PID Number

Salesman Rmks **REF # NS61780**
 Agent Info **Phone Agent, Vacant**
 Prop. Directions
 Listing Date **Jan 18/21**
 Expiry Date
 Completion Date
 Listed By **H.G. CHRISTIE LIMITED**

Commission Split
 Contract Date

Five Palms is a three-story, light filled Mediterranean style villa that includes a two-story guest cottage, totaling 13,397 sq. ft. with an additional 3,100 sq. ft. of outside covered space. This remarkable, 9 bedroom estate stands on .68 acres at the head of the widest Lyford Cay waterway which is ideal for ocean access, beautiful views, outstanding hurricane protection and maximum security. The property maintains 126 feet on this premier canal site and has a large fully-serviced 50 foot dock with 80 feet of pilings that can accommodate a substantial luxury yacht. The carved mahogany door of the main entrance opens into a grand two-story reception hall with French doors and massive etched glass windows that reach 18 feet and offer stunning views to the patio, pool and waterway beyond. The floors are covered in beautifully honed Turkish travertine with all the doors and trim work made of solid mahogany. To the left of the entrance is the magnificent living room with a substantial Jerusalem limestone fireplace, 12 foot ceilings.

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WESTERN PARADISE ISLAND
MLS# 42932

Island **New Providence/Paradise Island**
 Area **Paradise Island**
 Subdivision
 Street
 Lot #
 Block #
 Property Type **Single Family Home**
 Style **2 Storey-Main L Entry**
 Title of Prop. **Kilkee House**
 Year Built **1948**
 Title

Listing Status **Active**
 List Price **BSD 13,600,261**
 Currency **USD**
 Rental Amount
 Original Price **BSD 13,600,261**
 Sale Price
 DOM **42**

Bedrooms **6**
 Bathrooms **8**
 Ensuite
 Half Bathrooms
 Insulation **Walls:Unk Ceil:Unk**
 Basement Type
 Flooring

Exterior Finish **Finished Concrete**
 Roof **Asphalt Shingle**
 Construction **Concrete Block**
 Foundation **Yes**
 Water **City**
 Sewer **Septic - Yes**

Amenities Swimming Pool, Dock, Guest House, Furnished

Condo/Maint. Fee
 Model Unit #
 Laundry
 Air Cond. **Central**
 Fee Incl **No Fee**
 Shared Amenities
 Exterior Feat. **Porch, Pool**

	Down	Main	Up	Other
Bedroom	6			
Full Bath	8pc			
Kitchen	1			
Dining Room	1			
Living Room	1			
Finished	9,532			
Downstairs				
Upper Level				
Lot Width				
Lot Depth				
Lot Shape				
Parking Type	Open			
Covered Parking (Condo)				
Site Influences	Family Oriented, View - Ocean, Quiet Area, Landscaped, Road - Paved, Pets Allowed, Beach Front			

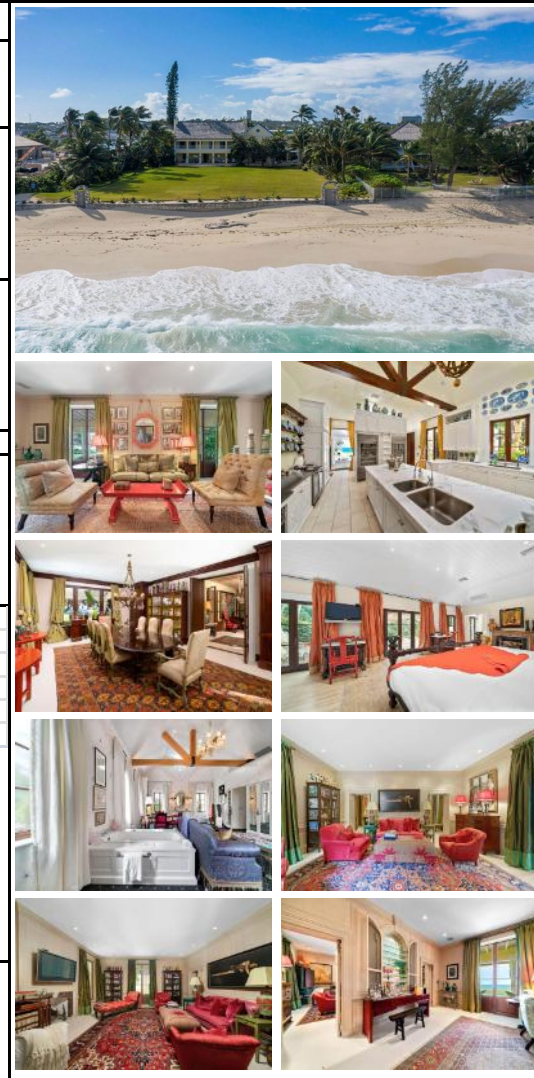
Elementary
 Middle
 High

Legal Description **Kilkee House Western Paradise Island**
 Restrictions
 Tax Roll Number
 PID Number

Salesman Rmks **REF # JS10641**
 Agent Info **Phone Agent, Vacant**
 Prop. Directions
 Listing Date **Jan 5/21**
 Expiry Date
 Completion Date
 Listed By **H.G. CHRISTIE LIMITED**

Commission Split
 Contract Date

Set on a stunning Sea to Sea Parcel of land with amazing beach on one side and a deep water harbour opposite this estate was created by the American A&P heir Huntington Hartford, who was responsible for the development of Paradise Island. When acclaimed thespian Sir Richard Harris acquired it years ago, he renamed it Kilkee House after the county of his birth in his native Ireland. This property has hosted icons, including the Beatles, Sir Richard Branson, Peter O'Toole, Pierce Brosnan, and Nicolas Cage. The current owners have lovingly restored it, with impeccable attention to detail and great respect for the past. Built more than 60 years ago and restored to its original splendour, Kilkee House is a majestic historic estate perched on a private stretch of land on Paradise Island, in The Bahamas. Kilkee House is the perfect combination of luxury, privacy, and modern convenience on over two acres of the world's most sought-after water wonderland. The Property is beautifully landscaped with lush tall trees, a pool with waterfalls that blend superbly into the foliage of the property.



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Not intended to solicit properties already listed for sale. Feb 16, 2021.



46 OCEAN CLUB ESTATES
MLS# 43150

Island	New Providence/Paradise Island	Listing Status	Active
Area	Paradise Island	List Price	BSD 15,363,258
Subdivision		Currency	USD
Street		Rental Amount	
Lot #	46	Original Price	BSD 15,363,258
Block #		Sale Price	20
Property Type	Single Family Home	DOM	
Style	2 Storey-Main L Entry		
Title of Prop.			
Year Built	2009		
Title			

Bedrooms	7	Exterior Finish	Stucco
Bathrooms	9	Roof	
Ensuite		Construction	Concrete Block
Half Bathrooms		Foundation	
Insulation	Walls:Unk Ceil:Unk	Water	City
Basement Type		Sewer	Connected
Flooring			

Amenities **Swimming Pool, Kitchen Built-in(s), Jetted Bathtub, Water Softener, Hot Tub, Sprinkler System, Cable, Stand-by Generator, Guest House, 24 Hour Security, Furnished, Hurricane Windows**

Condo/Maint. Fee	BSD 806	Units in Bldg		Storeys	
Model Unit #		Units in Complex		Levels of Suite	
Laundry					
Air Cond.	Central				
Fee Incl	Management, Recreation Facility, Landscaping, Garbage Disposal				
Shared Amenities					
Exterior Feat.					

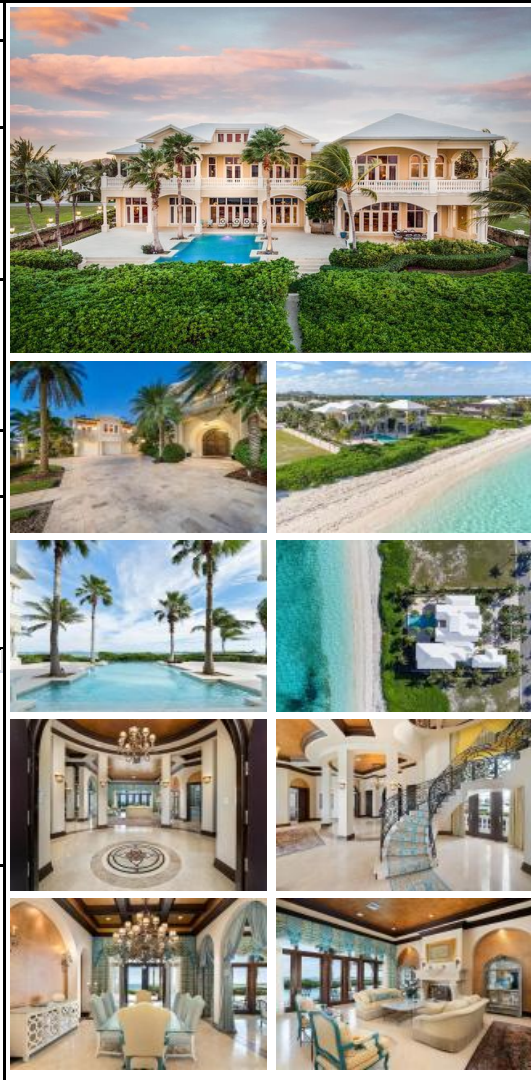
	Down	Main	Up	Other
Finished	12,000		Main Level	
Downstairs			Other	
Upper Level				
Lot Width			Lot Acres	0.65
Lot Depth			Lot Size	28,314
Lot Shape				
Parking Type	Garage & Carport			
Covered Parking (Condo)				
Site Influences				

Elementary	
Middle	
High	

Legal Description
Restrictions
Tax Roll Number
PID Number

Salesman Rmks	A stunning mansion on the beach. Viewings by appointment only.
Agent Info	Phone Agent, Vacant
Prop. Directions	
Listing Date	Jan 27/21
Expiry Date	
Completion Date	
Listed By	KEYS BAHAMAS REALTY LIMITED

Perched near the end of a picturesque white sand beach, 46 Ocean Club Estates is a triumph of elegant and opulent living on world famous Paradise Island in The Bahamas. Spanning over 12,000 square feet of masterfully curated space, the home exudes luxury and warmth with imported Jerusalem stone floors throughout, walls of Venetian plaster, exquisite chandeliers, elaborate millwork and breathtaking ocean views from every single room. Every amenity imaginable is on offer: an expansive marble kitchen, elevator, home theatre, indoor exercise pool, backup generator, outdoor pool and spa and a self-sufficient two bedroom guest apartment above the garage. In total there are 7 bedrooms and 9 bathrooms, including the voluminous master suite with his & her walk-in closets, spa-like bathroom, oceanfront terrace and kitchenette. Outside, the views are as stunning as the living spaces. There is a covered terrace for alfresco dining as well as lounge areas for relaxing by the pool. For the nature-minded, the property boasts well over 100 feet of frontage on Paradise Island's most private beach.



This listing information is provided to you by:

GLENN S. FERGUSON - Salesman

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The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale. Feb 16, 2021.



