



9A-9A WEST BAY STREET		MLS # 45482	
Island	New Providence/Paradise Island	Listing Status	Active
Area	Love Beach	List Price	BSD 2,569
Subdivision	Love Beach Colony	Currency	Either
Street		Rental Amount	BSD 2,871
Lot #	#20	Sale Price	
Block #	West	Date Sold	
Property Type	Condo		
Style	Apartment		
Title of Prop.	Love Beach Aptment		
Year Built	1990		
Title	Leasehold		


INTERIOR		STYLE	
Bedrooms	2	Exterior Finish	Finished Concrete
Bathrooms	2	Roof	Membrane
Ensuite		Construction	Concrete Block
Half Bathrooms		Foundation	Yes
Insulation	Walls:Yes Ceil:Yes	Water	City
Basement Type		Sewer	Septic - Yes
Flooring			
Amenities	Garden Area, Roll Down Shutters, Furnished, Hurricane Windows		

COMPLEX INFORMATION			
Condo/Maint. Fee	Units in Bldg	Storeys	Laundry
Model Unit #	Units in Complex	Levels of Suite	Air Cond.
Fee Incl	Hot Water, Garbage Disposal		Split
Shared Amenities			
Exterior Feat.			


ROOMS (Total Sqft: 1,300)					FLOOR AREA (sqft)	
	Main	Down	Up	Other	Finished	1,300
					Downstairs	Main Level
					Upper Level	Other
EXTERIOR FEATURES						
					Lot Width	Lot Acres 0.0298
					Lot Depth	Lot Size 1,300
					Lot Shape	
					Parking Type	Open
					Covered Parking (Condo)	
					Site Influences	View - Ocean
					Elementary	
					Middle	
					High	


Legal Description	Unit 9A, Love Beach Colony, West Bay Street
Restrictions	
Tax Roll Number	
PID Number	

Best Deal on Love Beach!!! 2 bed/2 bath, ground floor unit with north facing stairs down into garden from balcony. Newly renovated, granite countertops, new bathrooms, new floor tiles, 1 min walk to beautiful Love Beach. Screened-in outside living area, washer and dryer. Water and gas is included .



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	ANCHORAGE, PALM CAY		MLS # 43966	
	Island Area Subdivision Street Lot # Block # Property Type Style Title of Prop. Year Built Title	New Providence/Paradise Island Yamacraw Palm Cay Condo Townhouse Freehold	Listing Status List Price Currency Rental Amount Sale Price Date Sold	Active BSD 2,850 BSD BSD 3,200
INTERIOR		STYLE		
Bedrooms Bathrooms Ensuite Half Bathrooms Insulation Basement Type Flooring	2 2 1 Walls:Unk Ceil:Unk Ceramic Tile	Exterior Finish Roof Construction Foundation Water Sewer	Finished Concrete Asphalt Shingle Concrete Block City Connected	
Amenities Garden Area, Swimming Pool, 24 Hour Security, Night Security, Furnished				
COMPLEX INFORMATION				
Condo/Maint. Fee Model Unit # Fee Incl Shared Amenities Exterior Feat.	Units in Bldg Units in Complex Management, Recreation Facility, Maintenance, Landscaping, Insurance Clubhouse, Exercise Centre, Playground, Pool Outdoor, Recreation Centre, Tennis Court(s), Secured Entry, Dockage, Beach	Storeys Levels of Suite 	Laundry Air Cond.	In Unit Central
ROOMS (Total Sqft: 1,225)		FLOOR AREA (sqft)		
Main Down Up Other	Finished Downstairs Upper Level	1,225	Main Level Other	
EXTERIOR FEATURES				
Lot Width Lot Depth Lot Shape Parking Type Covered Parking (Condo) Site Influences		Lot Acres Lot Size	0.00 0	
Elementary Middle High		Open View - Ocean, Shopping Nearby, Quiet Area, Landscaped, Marina Nearby, Gated Community, Beach Front		
Legal Description Restrictions Tax Roll Number PID Number				
4B Anchorage Unit, Palm Cay Restr. Covnts				
<p> This 2 bed, 2.5 bath Palm Cay condo is furnished and move in ready. The condo has a 2nd floor entrance which opens into a large kitchen, dining room and living area. Also on this level is a covered patio which provides the perfect place to entertain guests. The two bedrooms are located upstairs and both have en-suite restrooms and ample storage. Palm Cay is a gated beachfront community in Eastern Nassau which offers 24-hour security, a restaurant, tennis courts, fitness center, a playground, beach access, 2 swimming pools and a full-service marina! All these amenities are just steps away from your front door. Live the life you love at Palm Cay today! </p>				
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CHIPPINGHAM, HAVEN AVE.

MLS # 44382

Island	New Providence/Paradise Island	Listing Status	Active
Area	Chippingham	List Price	BSD 125,000
Subdivision		Currency	BSD
Lot #		Rental Amount	
Block #		Sale Price	
Street		Contract Date	
Property Type	Lots/Acreage		
Title of Prop.	Chippingham Lot		
Title			
Strata/Pad Fee			

LOT FEATURES

Lot Width	200	Water	None
Lot Depth		Sewer	None
Lot Sqft	37,671	Elementary School	
Lot Acres	0.8648	Middle School	
Lot Shape		High School	

Site Influences

LEGAL INFORMATION

Legal Description	37,671 SF Tract on Haven Avenue, Chippngham
Restrictions	
PID Number	Tax Roll Number

This large multi-family lot has great investement potenial and is priced to sell. The lot offers 37,671 sq. ft. with 200 feet of road frontage. With the size of the lot, you have the option to sub-divide into smaller parcels or develop your own apartment complex. Give us a call today.

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RAYMOND ROAD

MLS # 42046

Island Area	New Providence/Paradise Island	Listing Status	Active
Subdivision	Other New Providence/Nassau	List Price	BSD 155,000
Street		Currency	BSD
Lot #	89	Rental Amount	
Block #		Sale Price	
Property Type	Single Family Home	Date Sold	
Style	Other		
Title of Prop.	Claridge Subdivision		
Year Built			
Title			

INTERIOR

STYLE

Bedrooms	4	Exterior Finish	Finished Concrete
Bathrooms	2	Roof	
Ensuite		Construction	Concrete Block
Half Bathrooms		Foundation	
Insulation	Walls:Unk Ceil:Unk	Water	City
Basement Type		Sewer	Available
Flooring			

Amenities None

COMPLEX INFORMATION

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

ROOMS (Total Sqft: 3,600)

FLOOR AREA (sqft)

	Main	Down	Up	Other	Finished	1,800	Main Level
Entrance	1				Downstairs		Other
Living Room	1				Upper Level		
Dining Room	1						
Kitchen	1						
Bedroom	4						
Full Bath	2pc						

EXTERIOR FEATURES

Lot Width	Lot Acres	0.0826
Lot Depth	Lot Size	3,600
Lot Shape		
Parking Type	Carport - Single	
Covered Parking (Condo)		
Site Influences		
Elementary		
Middle		
High		

Legal Description Lot #89, Claridge Subdivision
Restrictions
Tax Roll Number
PID Number

Fixer-upper property centrally located in Claridge Subdivision. Measuring 40 x 90 sq.ft., this home consists of three bedrooms, one bathroom, kitchen, living/dining room, and a single-carport. An added bonus is a one bedroom efficiency attached at the rear of the property. Some TLC is required to restore this home back to its former glory. Offers accepted!

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	104 DUPLEX WITH POOL		MLS # 45069	
	Island Area Subdivision Street Lot # Block # Property Type Style Title of Prop. Year Built Title	New Providence/Paradise Island Pinewood Gardens 104 Single Family Home Rancher		Listing Status List Price Currency Rental Amount Sale Price Date Sold
INTERIOR		STYLE		
Bedrooms 4 Bathrooms 3 Ensuite Half Bathrooms Insulation Walls:Unk Ceil:Unk Basement Type Flooring		Exterior Finish Roof Finished Concrete Construction Asphalt Shingle Foundation Concrete Block Water Yes Sewer City Connected		
Amenities Wkshop - Detached, Swimming Pool				
COMPLEX INFORMATION				
Condo/Maint. Fee Model Unit # Fee Incl No Fee Shared Amenities Exterior Feat.		Units in Bldg 2 Units in Complex	Storeys 1 Levels of Suite	Laundry Air Cond. Window unit(s)
ROOMS (Total Sqft: 1,500)		FLOOR AREA (sqft)		
Main Down Up Other		Finished 1,500 Main Level Downstairs Other Upper Level		
		EXTERIOR FEATURES		
		Lot Width 50 Lot Acres 0.1148 Lot Depth 100 Lot Size 5,000 Lot Shape Parking Type Carport - Single, Street, Open Covered Parking (Condo) Site Influences		
		Elementary Middle High		
Legal Description Restrictions Tax Roll Number PID Number				
<p> Located in a settled part of this well-known community is this well-appointed home that actually has a swimming pool. This home really has some amazing features at this low price. Number one, it has a full one-bedroom apartment attached so that you can earn an income and even though it has this, you still have three bedrooms in the main house. You have a workshop at the back that can be used for many purposes and a swimming pool we're sure your family will love and enjoy. In addition you have a cabana bar to serve food and drinks to your pool guest. We just reduced this home to it's new price which is way below appraised value of 220,000. It's located in an area that doesn't have the flooding this neighborhood in known for and is in the quieter part of the community. Schedule a viewing today to see this well priced pool house with rental income is for you. </p>				
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	MONASTERY PARK		MLS # 35565	
	Island Area Subdivision Street Lot # Block # Property Type Style Title of Prop. Year Built Title	New Providence/Paradise Island Monastery Park 75 Condo Townhouse #75, Monastery Park		Listing Status List Price Currency Rental Amount Sale Price Date Sold
INTERIOR			STYLE	
Bedrooms 2 Bathrooms 1 Ensuite Half Bathrooms 1 Insulation Walls:Unk Ceil:Unk Basement Type Flooring			Exterior Finish Finished Concrete Roof Construction Brick Foundation Water Sewer City Connected	
Amenities Swimming Pool, Fully Walled, Impact Windows, Stand-by Generator, Hurricane Windows, Appliances Only				
COMPLEX INFORMATION				
Condo/Maint. Fee BSD 378 Model Unit # Fee Incl Shared Amenities Exterior Feat.		Units in Bldg Units in Complex Maintenance, Landscaping, Garbage Disposal Pool Outdoor Gazebo, Patio, Pool		
Storeys Levels of Suite		Laundry Air Cond.		
In Unit Split				
ROOMS (Total Sqft: 1,547)			FLOOR AREA (sqft)	
	Main	Down	Up	Other
Living Room	1			
Dining Room	1			
Kitchen	1			
Bedroom			1	
Bedroom			1	
Full Bath			1pc	
1/2 Bath	1pc			
Laundry/Ut	1			
			Finished 1,547 Downstairs Upper Level	
			EXTERIOR FEATURES	
			Lot Width Lot Depth Lot Shape Parking Type Covered Parking (Condo) Site Influences	
			Lot Acres 0.0355 Lot Size 1,547 Other Central location, Gated Community	
Elementary Middle High				
Legal Description #75, Monastery Park Restrictions Tax Roll Number PID Number				
<p>Recently developed gated enclave, centrally and conveniently located in Monastery Park. This 2 bedroom, 1.5 bathroom unit features granite counter tops and hardwood cabinets in the kitchen. Tasteful ceramic tiles throughout the entire ground floor, with the upper floors finished with varnished wood. Bathroom and electrical fixtures are of exceptional quality. Additionally, the property is serviced with a 275 KW backup generator, electronic entry gate and Cat 5 internet cabling. A sparkling swimming pool and gazebo round out the luxurious amenities. Maintenance fees are inclusive of insurance.</p>				
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p>DARVILLE WONG REALTY</p> </div> <div> <p>This listing information is provided to you by:</p> <p>GLENN S. FERGUSON - Salesman</p> <p>1-242-395-8495 395-8495 glennsferguson@gmail.com http://homesforsaleinnassaubahamas.com</p> <p>DARVILLE WONG REALTY</p> <p>1-242-395-8495 1-242-395-8495 glennsferguson@gmail.com http://darvillewongrealty.com</p> <p>P.O. BOX CB-117411 Nassau, N.P - Contact Name: William Wong</p> <p>The above information is from sources deemed reliable but it should not be relied upon without independent verification.</p> <p>Not intended to solicit properties already listed for sale. Aug 7, 2021.</p> </div> <div style="text-align: center;">  </div> </div>				

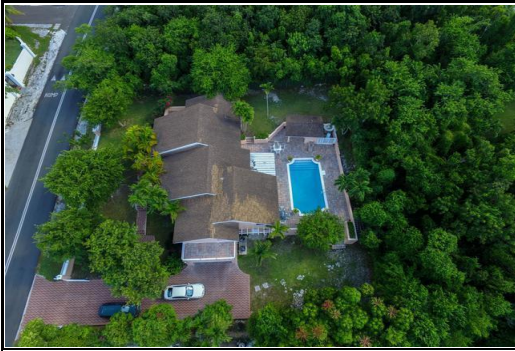
	48- SAFFRON HILL		MLS # 45542	
	Island Area Subdivision Street Lot # Block # Property Type Style Title of Prop. Year Built Title	New Providence/Paradise Island West Bay Street Saffron Hill 48 Triplex Multi-Family Lot Lot 48	Listing Status List Price Currency Rental Amount Sale Price Date Sold	Active BSD 275,000 BSD
INTERIOR		STYLE		
Bedrooms Bathrooms Ensuite Half Bathrooms Insulation Basement Type Flooring Walls:Unk Ceil:Unk		Exterior Finish Roof Construction Foundation Water Sewer	None Other None No City Connected	
Amenities Swimming Pool, Fully Fenced, 24 Hour Security				
COMPLEX INFORMATION				
Condo/Maint. Fee Model Unit # Fee Incl Shared Amenities Exterior Feat.	BSD 125 Recreation Facility, Landscaping, Garbage Disposal	Units in Bldg Units in Complex Storeys Levels of Suite	Laundry Air Cond.	None
ROOMS (Total Sqft: 7,198)		FLOOR AREA (sqft)		
Main Down Up Other		Finished 7,198 Main Level Downstairs Other Upper Level		
		EXTERIOR FEATURES		
		Lot Width Lot Depth Lot Shape Parking Type Covered Parking (Condo) Site Influences	Lot Acres Lot Size	0.1652 7,198
		Elementary Middle High		
Legal Description Triplex Lot 48, Saffron Hill, West Bay St Restrictions Tax Roll Number PID Number				
Triplex Lot in the quiet gated community of Saffron Hill. Amenities comprised of its community center, tennis court and swimming pool make for an enhanced and convenient living experience. The community is located near to most living conveniences such as grocery stores, restaurants, beaches etc. Sale comes with Home Owners Association (HOA) approved Plans.				
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	223 PLATEAUS AVE		MLS # 45695	
	Island Area Subdivision Street Lot # Block # Property Type Style Title of Prop. Year Built Title	New Providence/Paradise Island Eastern Road Twynam Heights 223 Single Family Home Split Level Home Twynam Heights Freehold	Listing Status List Price Currency Rental Amount Sale Price Date Sold	Active BSD 379,000 BSD
INTERIOR		STYLE		
Bedrooms 5 Bathrooms 3 Ensuite Half Bathrooms Insulation Walls:Unk Ceil:Unk Basement Type Flooring		Exterior Finish Roof Finished Concrete Construction Asphalt Shingle Foundation Concrete Block Water Yes Sewer Drilled Well Connected		
Amenities Garden Area, Fully Walled, Unfurnished				
COMPLEX INFORMATION				
Condo/Maint. Fee Model Unit # Fee Incl Shared Amenities Exterior Feat.		Units in Bldg Units in Complex Storeys Levels of Suite Laundry Air Cond. Central		
ROOMS (Total Sqft: 2,800)		FLOOR AREA (sqft)		
	Main Down Up Other	Finished 2,800 Downstairs Upper Level		
Bedroom 5 Full Bath 3pc		EXTERIOR FEATURES		
		Lot Width Lot Depth Lot Shape Parking Type Open Covered Parking (Condo) Site Influences Elementary Middle High		
Legal Description #223 Plateaus Ave Restrictions Tax Roll Number PID Number				
<p>A home for the growing family. This home features 5 bedrooms, 3 baths, a large family room & private office. Updated & turn key, the entire home has had major upgrades inclusive of new tiling, lights, ceiling, bathroom vanity & a brand new kitchen. Two of the bedrooms are conveniently found on the ground floor along with a large utility room with additional storage. Upstairs features beautiful hardwood floors throughout along with three bedrooms and bath. The master boasts over 300 sq. ft of space with closets to match along with a large verandah to allow the fresh air in from the nearby ocean. A traditional Bahamian home with well thought out spaces and features. Other features include: Large fully walled-in yard with fruit bearing trees, burglar bars, hurricane shutters & quiet neighbourhood. In addition, the beach is just a short 3 minute drive away.</p>				
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	34 CRYSTAL CLOSE WEST		MLS # 45341	
	Island Area Subdivision Street Lot # Block # Property Type Style Title of Prop. Year Built Title	New Providence/Paradise Island Yamacraw Treasure Cove 34 Single Family Home Rancher 34 Treasure Cove Freehold	Listing Status List Price Currency Rental Amount Sale Price Date Sold	Active BSD 400,000 BSD
INTERIOR		STYLE		
Bedrooms 3 Bathrooms 2 Ensuite Half Bathrooms Insulation Walls:Unk Ceil:Unk Basement Type Flooring		Exterior Finish Roof Construction Foundation Water Sewer Finished Concrete Tile Concrete Block Yes City Connected		
Amenities Garden Area, Swimming Pool, Fully Fenced, 24 Hour Security, Unfurnished, Appliances Only				
COMPLEX INFORMATION				
Condo/Maint. Fee BSD 132 Model Unit # Fee Incl Shared Amenities Exterior Feat.		Units in Bldg Units in Complex Recreation Facility, Garbage Disposal Storeys Levels of Suite Laundry Air Cond. Central		
ROOMS (Total Sqft: 1,775)		FLOOR AREA (sqft)		
Main Down Up Other		Finished 1,775 Main Level Downstairs Other Upper Level		
		EXTERIOR FEATURES		
		Lot Width Lot Depth Lot Shape Parking Type Covered Parking (Condo) Site Influences Lot Acres 0.1423 Lot Size 6,200 Multiple C/P		
		Elementary St. Andrew's Middle St. Andrew's High St. Andrew's		
Legal Description Restrictions Tax Roll Number PID Number		34 Treasure Cove Restr. Covnts, Home Association		
<p> Welcome to the wonderful family friendly community of Treasure Cove! #34 is a Grand Bahama model and was originally a four bed, two bath home, with the fourth bedroom being converted into a formal dining room. This space can be used for dining, as a home office, gym, for homeschooling, or can easily be converted back to an additional bedroom. Freshly painted inside and out, the home is move in ready, and is also wired for a generator making installation easy! Perfect positioning on the lot results in larger than typical yard space, with a lawn, pool and patio, making spacious outdoor entertaining and kids play areas! Gated and secure with 24 hour patrolling security, Treasure Cove is a great place to live and amenities include a beach, basketball court, kids playground, gazebo, and a vibrant HOA. Two minutes from St. Andrew's International School and super close to multiple food stores, along with Seagrapes Shopping Plaza, Treasure Cove offers a convenient eastern location. </p>				
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	26 GRAHAM AVENUE		MLS # 45009	
	Island Area Subdivision Street Lot # Block # Property Type Style Title of Prop. Year Built Title	New Providence/Paradise Island Little Blair 6 Single Family Home Multi-Family Lot	Listing Status List Price Currency Rental Amount Sale Price Date Sold	Active BSD 420,000 BSD
INTERIOR		STYLE		
Bedrooms 5 Bathrooms 3 Ensuite Half Bathrooms Insulation Walls:Unk Ceil:Unk Basement Type Flooring Ceramic Tile Amenities Appliances Only	Exterior Finish Roof Construction Foundation Water Sewer	Finished Concrete Asphalt Shingle Concrete Block Yes City Available		
COMPLEX INFORMATION				
Condo/Maint. Fee Model Unit # Fee Incl Shared Amenities Exterior Feat.	Units in Bldg Units in Complex	Storeys Levels of Suite	Laundry Air Cond.	No Fee Other
ROOMS (Total Sqft: 1,900)		FLOOR AREA (sqft)		
Main Down Up Other	Finished Downstairs Upper Level	1,900	Main Level Other	
		EXTERIOR FEATURES		
		Lot Width Lot Depth Lot Shape Parking Type Covered Parking (Condo) Site Influences	Lot Acres Lot Size	0.1806 7,867
		Elementary Middle High		
Legal Description lot 6 graham avenue Restrictions Tax Roll Number PID Number				
<p>This home located in beautiful Blair Estates has been totally renovated from top to bottom. This home has all new electrical and plumbing and has been parted into two living spaces. The main side has 3 bedrooms, two baths, open concept living area that opens up to the kitchen with an island and all new stainless steel appliances and cabinets. The other side has a kitchen area, two rooms and a spacious bathroom ideal for a mother n law suite or as income producing rental. This home is gorgeous you won't be disappointed.</p>				
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EXECUTIVE HOME WINTON HEI

MLS # 45730

Island	New Providence/Paradise Island	Listing Status	Active
Area	Winton	List Price	BSD 483,570
Subdivision	Winton Heights	Currency	BSD
Street		Rental Amount	
Lot #	5	Sale Price	
Block #	4	Date Sold	
Property Type	Single Family Home		
Style	Bahamian Style		
Title of Prop.	FREEHOLD		
Year Built	2006		
Title	Freehold		

INTERIOR

STYLE

Bedrooms	3	Exterior Finish	Finished Concrete
Bathrooms	5	Roof	Asphalt Shingle
Ensuite		Construction	Concrete Block
Half Bathrooms	2	Foundation	Yes
Insulation	Walls:Unk Ceil:Unk	Water	City
Basement Type		Sewer	Connected
Flooring			

Amenities	Garden Area, Swimming Pool, Main Level Entry, Fully Fenced, Fully Walled, Unfurnished
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COMPLEX INFORMATION

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

ROOMS (Total Sqft: 3,200)**FLOOR AREA (sqft)**

	Main	Down	Up	Other	Finished	3,200	Main Level
					Downstairs		Other
					Upper Level		

EXTERIOR FEATURES

Lot Width	Lot Acres	0.3558
Lot Depth	Lot Size	15,500
Lot Shape		
Parking Type	Garage - Double	
Covered Parking (Condo)		
Site Influences		
Elementary		
Middle		
High		

Legal Description	LOT # 5 BLK # 4 WINTON HEIGHTS ON CULBERTS HILL ROAD
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Restrictions
Tax Roll Number
PID Number

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.

This listing information is provided to you by:

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202- PORT NEW PROVIDENCE

MLS # 45644

Island	New Providence/Paradise Island	Listing Status	Active
Area	Yamacraw	List Price	BSD 590,000
Subdivision	Port New Providence	Currency	BSD
Street		Rental Amount	
Lot #		Sale Price	
Block #		Date Sold	
Property Type	Condo		
Style	Townhouse		
Title of Prop.	Bayside Development		
Year Built			
Title			

INTERIOR

Bedrooms **4**
 Bathrooms **3**
 Ensuite
 Half Bathrooms
 Insulation **Walls:Unk Ceil:Unk**
 Basement Type
 Flooring

STYLE

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

Amenities **24 Hour Security**

COMPLEX INFORMATION

Condo/Maint. Fee **BSD 700** Units in Bldg
 Model Unit # **Maintenance** Units in Complex
 Fee Incl
 Shared Amenities
 Exterior Feat.

ROOMS (Total Sqft: 0)

Main Down Up Other

FLOOR AREA (sqft)

Finished **0** Main Level
 Downstairs
 Upper Level Other

EXTERIOR FEATURES

Lot Width
 Lot Depth
 Lot Shape
 Parking Type **Open**
 Covered Parking (Condo)
 Site Influences **Family Oriented, Waterfront - Ocean, Marina Nearby, Gated Community**

Elementary
 Middle
 High

Legal Description **Unit #202, Bayside Development, Port New Providence**

Restrictions
 Tax Roll Number
 PID Number

Spacious beach front condominium situated within the exclusive gated community of Port New Providence. This unit consists of four bedrooms, three bathrooms, kitchen, living/dining room, and two balconies with gorgeous ocean views. The interior is finished with fine fittings and fixtures, a modern kitchen with custom wooden cabinets, bamboo flooring throughout, and a wooden staircase. Amenities include 24-hour security, gated entry, beaches, a pool, tennis & basketball courts, and a kids playground. A great place for families and kids! Enjoy relaxed surroundings in this quiet and safe neighborhood. Nearby is the St. Andrews International School, shopping, and restaurants.

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	5-910- THE REEF AT ATLANTIS		MLS # 43787	
	Island Area Subdivision Street Lot # Block # Property Type Style Title of Prop. Year Built Title	New Providence/Paradise Island Paradise Island The Reef at Atlantis 5-910 Condo Bahamian Style	Listing Status List Price Currency Rental Amount Sale Price Date Sold	Active BSD 695,000 BSD
INTERIOR		STYLE		
Bedrooms 1 Bathrooms 2 Ensuite Half Bathrooms Insulation Walls:Unk Ceil:Unk Basement Type Flooring		Exterior Finish Roof Finished Concrete Construction Bermuda Foundation Concrete Block Water Yes Sewer City Connected		
Amenities Swimming Pool, Bed & Breakfast, Night Security, Furnished				
COMPLEX INFORMATION				
Condo/Maint. Fee BSD 2,203 Units in Bldg Storeys 22 Laundry Model Unit # Units in Complex Levels of Suite Air Cond. Central Fee Incl Management, Heat, Hot Water, Maintenance, Garbage Disposal, Insurance Shared Amenities Pool Outdoor, Recreation Centre Exterior Feat.				
ROOMS (Total Sqft: 974)		FLOOR AREA (sqft)		
Main Down Up Other		Finished 974 Main Level Downstairs Other Upper Level		
EXTERIOR FEATURES				
Lot Width Lot Acres 0.0224 Lot Depth Lot Size 974 Lot Shape Parking Type Underground Garage Covered Parking (Condo) Site Influences				
Elementary Middle High				
Legal Description Restrictions Tax Roll Number PID Number				
<p> Enjoy idyllic island living here at The Reef residences at Atlantis. As an attractive resort-side condo with stunning views this unit features 1-bedroom, 2 full bathrooms and a sleeper sofa in the living room. The owner of this condo can enjoy revenue from the condominium revenue pool and no property taxes, and the purchase will also make the buyer eligible for Bahamian Permanent Residency. Floor to ceiling windows allow the majestic colours of the Bahamian waters to come flooding in, while the subtle earth tones of the designer furnishings provide the canvas for tranquil living. Owners of The Residences at Atlantis have exclusive access to a private gym, Starbucks Cafe and an owners' concierge team. Other amenities include the Mandara Spa, Cain Pool and Beach Club, 22 on property restaurants and high end shopping at the Atlantis Marina Village. </p>				
<div> <div>  </div> <div> <p> This listing information is provided to you by: GLENN S. FERGUSON - Salesman 1-242-395-8495 395-8495 ✉ glennsferguson@gmail.com 🌐 http://homesforsaleinnassaubahamas.com 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. Aug 7, 2021. </p> </div> <div>  </div> </div>				

	3 LAKESHORE DRIVE		MLS # 41939																														
	Island Area Subdivision Street Lot # Block # Property Type Style Title of Prop. Year Built Title	New Providence/Paradise Island Westridge Westridge Estates 235 Single Family Home Bahamian Style 1998 Freehold		Listing Status List Price Currency Rental Amount Sale Price Date Sold	Active BSD 850,000 BSD																												
INTERIOR			STYLE																														
Bedrooms 3 Bathrooms 3 Ensuite Half Bathrooms 1 Insulation Walls:Unk Ceil:Unk Basement Type Flooring Mixed			Exterior Finish Finished Concrete Roof Asphalt Shingle Construction Concrete Block Foundation Yes Water City Sewer Available																														
Amenities Garden Area, Swimming Pool, Main Level Entry, Fully Fenced, Furnished																																	
COMPLEX INFORMATION																																	
Condo/Maint. Fee Model Unit # Fee Incl Shared Amenities Exterior Feat.		Units in Bldg Units in Complex Garbage Disposal Private Yard, Covered Patio, Patio, Pool, Garden, Fruit Trees		Storeys 1 Levels of Suite Laundry Air Cond. In Unit Central																													
ROOMS (Total Sqft: 4,102)			FLOOR AREA (sqft)																														
<table border="1"> <thead> <tr> <th></th> <th>Main</th> <th>Down</th> <th>Up</th> <th>Other</th> </tr> </thead> <tbody> <tr> <td>Bedroom</td> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Full Bath</td> <td>3pc</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1/2 Bath</td> <td>1pc</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Main	Down	Up	Other	Bedroom	3				Full Bath	3pc				1/2 Bath	1pc				<table border="1"> <tbody> <tr> <td>Finished</td> <td>2,142</td> <td>Main Level</td> </tr> <tr> <td>Downstairs</td> <td></td> <td>Other</td> </tr> <tr> <td>Upper Level</td> <td></td> <td></td> </tr> </tbody> </table>		Finished	2,142	Main Level	Downstairs		Other	Upper Level		
	Main	Down	Up	Other																													
Bedroom	3																																
Full Bath	3pc																																
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Finished	2,142	Main Level																															
Downstairs		Other																															
Upper Level																																	
			EXTERIOR FEATURES																														
			Lot Width Lot Depth Lot Shape Parking Type Covered Parking (Condo) Site Influences																														
			Lot Acres 0.3236 Lot Size 14,094 Garage & Carport, Garage - Double, Visitor Parking Central location, Easy Access, Family Oriented, Golf Course Nearby, Private Setting, View - Lake, Quiet Area, Waterfront - Lake, Pets Allowed																														
			Elementary Middle High																														
			Windsor, Tamberley, LCIS Windsor, LCIS, Tamberley St. Andrews, QC, Tamberleay, LCIS																														
Legal Description Lakeshore Drive, Westridge Estates Restrictions Tax Roll Number PID Number																																	
<p>Great Family Home situated in the heart of the west in one of the most sought after neighbourhoods known as Westridge Estates. Elevated with amazing lakefront views from the rear and front of the home, this home is exactly what you are looking for. Being offered partially furnished, fully enclosed and gated, this home is very spacious with high ceilings, open living concept, and lots of windows allowing lots of natural light. Featuring a 2 car garage, this home features a very large back yard with an open covered space for entertaining and a swimming pool for cooling off during summer nights. Call for more information today!</p>																																	
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203- BAYROC CONDO

MLS # 44121

Island	New Providence/Paradise Island	Listing Status	Active
Area	Cable Beach	List Price	BSD 1,290,000
Subdivision	Bayroc	Currency	BSD
Street		Rental Amount	
Lot #	NA	Sale Price	
Block #		Date Sold	
Property Type	Condo		
Style	Apartment		
Title of Prop.	Beachfront Condo		
Year Built	2006		
Title	Freehold		

INTERIOR

Bedrooms	3
Bathrooms	3
Ensuite	
Half Bathrooms	1
Insulation	Walls:Unk Ceil:Unk
Basement Type	
Flooring	Other

STYLE

Exterior Finish	Finished Concrete
Roof	Bermuda
Construction	Concrete Block
Foundation	Yes
Water	City
Sewer	Connected

Amenities **Wheelchair Access, Swimming Pool, Main Level Entry, Water Softener, Water Purifier, Fully Fenced, Fully Walled, Impact Windows, Impact Shutters, Roll Down Shutters, Cable, 24 Hour Security, Night Security, Furnished, Hurricane Windows**

COMPLEX INFORMATION

Condo/Maint. Fee	BSD 1,601	Units in Bldg		Storeys		Laundry	
Model Unit #		Units in Complex		Levels of Suite		Air Cond.	Central
Fee Incl	Management, Maintenance, Landscaping						
Shared Amenities	Clubhouse, Exercise Centre, Pool Outdoor, Tennis Court(s), Secured Entry, Elevator, Beach						
Exterior Feat.	Covered Patio						

ROOMS (Total Sqft: 2,344)

FLOOR AREA (sqft)

Main	Down	Up	Other	Finished	1,969	Main Level
				Downstairs		Other
				Upper Level		
EXTERIOR FEATURES						
				Lot Width		Lot Acres 0.00
				Lot Depth		Lot Size 0
				Lot Shape		
				Parking Type	Multiple C/P, Visitor Parking	
				Covered Parking (Condo)		
				Site Influences	Easy Access, Shopping Nearby, Sidewalk, Recreation Nearby, Landscaped, Marina Nearby, Gated Community, Beach Front	
				Elementary		
				Middle		
				High		

Legal Description
Restrictions
Tax Roll Number
PID Number

This 3 bed 3 1/2 bath spacious condo is situated in the upscale gated community of Bayroc. Extensively renovated in 2020 it features unobstructed ocean views, large covered balcony, hurricane proof windows with automatic roll down hurricane shutters, 9'+ ceilings with recessed lighting, spacious living and dining area with enclosed wet bar, multiple internet and phone access points allowing home office type flexibility and much more. Being offer fully furnished. Bayroc is located in the western district of New Providence. With 6.9 acres of lush landscaped grounds, 450 feet of sandy beachfront, community pool, fitness centre, tennis courts and a standby generator. Conveniently located within walking distance to shops and restaurants including Baha Mar Resort and Casino.

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D 4.3- HARBOUR'S WAY

MLS # 45308

Island	New Providence/Paradise Island	Listing Status	Active
Area	Paradise Island	List Price	BSD 3,818,147
Subdivision	Ocean Club Estates	Currency	USD
Street		Rental Amount	
Lot #	D4.3	Sale Price	
Block #		Date Sold	
Property Type	Condo		
Style	Apartment		
Title of Prop.			
Year Built			
Title			

INTERIOR

STYLE

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

Amenities Security System, Swimming Pool, Impact Windows, Stand-by Generator, 24 Hour Security, Night Security, Hurricane Windows

COMPLEX INFORMATION

Condo/Maint. Fee	Units in Bldg	Storeys	Laundry	
Model Unit #	Units in Complex	Levels of Suite	Air Cond.	Central
Fee Incl	Recreation Facility, Maintenance, Landscaping, Garbage Disposal			
Shared Amenities	Clubhouse, Playground, Pool Outdoor, Recreation Centre, Tennis Court(s), Secured Entry			
Exterior Feat.	Covered Patio			

ROOMS (Total Sqft: 3,105)

FLOOR AREA (sqft)

	Main	Down	Up	Other	Finished	3,105	Main Level
					Downstairs		Other
					Upper Level		

EXTERIOR FEATURES

Lot Width	Lot Acres	0.0713
Lot Depth	Lot Size	3,105
Lot Shape		
Parking Type	Underground Garage, Visitor Parking	
Covered Parking (Condo)		
Site Influences		
Elementary		
Middle		
High		

Legal Description D 4.3 Ocean Club Residences

Restrictions
Tax Roll Number
PID Number

Enjoy exquisite Harbour, golf course, and ocean views from this beautifully decorated 4 bedrooms, 3.5 bathrooms, 3,105 square foot condo located in Ocean Club Residences & Marina. The spacious master suite features wood floors, tray ceilings, and a work station. The master suite has serene harbour views while the other bedrooms overlook the golf course and ocean beyond. All the bedrooms have ensuite bathrooms. The custom kitchen features stainless steel appliances, a center island breakfast bar, solid wood cabinetry, and granite countertops. A notable feature of this unit is the custom interior by Robert Kime, Prince Charles' decorator. It lends an unexpected richness. Sheer Pea pod voile at the windows blow through while a custom designed wallpaper reveals a light greenish tropical jungle theme. This unit offers an open floor plan with a living area, dining area and kitchen all leading out to an expansive covered terrace, overlooking the tropical landscaping, pools, Marina and Harbour. A unique feature is the formal separation of the homeowners and the staff.

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