



NASSAU PROPERTIES FOR SALE

June 2022

LISTING #1



REFERENCE #: B0059 **LOT #:** G
ADDRESS: 13A Wind Street
DESCRIPTION: Duplex apartment with unit 1 consisting of 2 bedrooms, 2 bathrooms, living/dining room, kitchen, utility room and porch. Unit 2 consisting of 2 bedrooms, 1 bathroom living/dining room, kitchen, utility room, linen closet and porch.
DIRECTIONS: From the intersection of Beatrice Avenue, Charles Saunders Highway, Bay Lilly Drive, take the 7th corner on the left onto Sea Breeze Lane. Take the 3rd corner on the left onto Wind Street. The subject property is the 6th on the left.
BUILDING: 2,138 sq. ft. **APPRAISED:** May 2019
LAND: 7,871 sq. ft. **VALUE:** \$290,000



REFERENCE #: B0059 **LOT #:** F
ADDRESS: 13B Wind Street
DESCRIPTION: Triplex apartment consisting of 2-2 bedrooms, 2 bathrooms, living/dining room, kitchen, laundry room and front and rear porch; a 1 bedroom unit consisting of 2 bedrooms, 1 bathroom living/dining room, kitchen, laundry closet and porch.
DIRECTIONS: From the intersection of Beatrice Avenue, Charles Saunders Highway, Bay Lilly Drive, take the 7th corner on the left onto Sea Breeze Lane. Take the 3rd corner on the left onto Wind Street. The subject property is the 5th on the left.
BUILDING: 2,591 sq. ft. **APPRAISED:** May 2019
LAND: 6,909 sq. ft. **VALUE:** \$315,000

ARRANGEMENT/STATUS:

LISTING #2

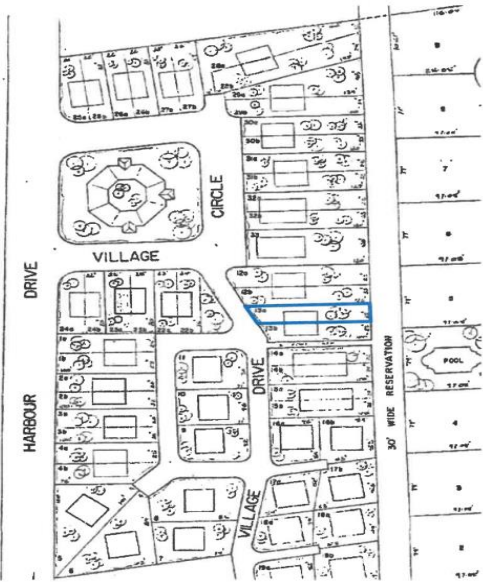


REFERENCE #: S0121 **LOT #:** 79
ADDRESS: Coral Vista Drive West
DESCRIPTION: Single family residence consisting of 4 bedrooms, 3 bathrooms, living room, sitting room, kitchen and covered porch.
DIRECTIONS: From Carmichael Road, turn south onto Coral Harbour Road. Take the 1st left onto Central Drive, 3rd right onto Pink Coral Drive West which is the entrance to Coral Vista Subdivision. After passing the 1st corner on the left, the property is the 4th on the left.
BUILDING: 2,158 sq. ft. **APPRAISED:** June 2022
LAND: 7,500 sq. ft. **VALUE:** \$240,000

ARRANGEMENT/STATUS:



LISTING #3



REFERENCE #:

W0026

LOT #: 13A

ADDRESS:

Coral Harbor Village

DESCRIPTION :

Multi-family (Vacant Lot)

DIRECTIONS:

From Coral Harbour roundabout head south on Coral Boulevard and turn through the 4th corner on the left-hand side. Travel east and at the T-junction turn right and the subject lot is the 3rd lot on the left-hand side and is vacant.

ZONING:

Multi-family

APPRAISED:

March 2021

LAND:

3,000 sq. ft.

VALUE:

\$62,000

ARRANGEMENT/STATUS:

LISTING #4



REFERENCE #:

B0110

LOT #: 5, Block 56

ADDRESS:

Dove Close, Serenity Subdivision

DESCRIPTION:

Single-family (Vacant Lot)

DIRECTIONS:

From the roundabout on Western Road and Lyford Cay Drive, head south on Western Road. After Passing Lyford Cay Hospital, take the first corner on the left onto Nelson Road. Travelling east on Nelson Road, turn right onto Serenity Drive. It is identifiable by the Serenity concrete sign and 24-hour security booth. Travel south on Serenity Drive and take the first corner on the right which is Sunrise Drive and follow the road as it curves to the south. Proceed west, then take the first corner on the right, then take the second left onto Dove Close and the subject property is the third lot on the left.

ZONING:

Single-family

APPRAISED:

March 2021

LAND:

6,758 sq. ft.

VALUE:

\$125,000

ARRANGEMENT/STATUS: SALE PENDING



LISTING #5



REFERENCE #: B0148 **LOT #:** 117

ADDRESS: Coral Breeze Subdivision

DESCRIPTION: Single-family (Vacant Lot)

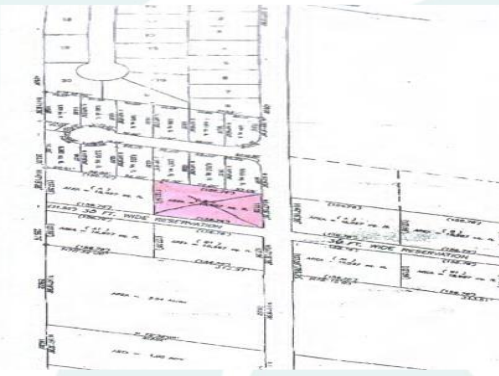
DIRECTIONS: Travelling south on Coral Harbour Road and take the 4th corner on right onto Hopkins Drive. Continue west through the gates of Coral Breeze Subdivision and take the 1st left onto Harmony Drive. Continue traveling south as it curves right onto Tranquility Way. Travel west and take the 1st right onto Bay Berry Street. Head north and after passing 2 corners on your left (Cedar Street), property is directly opposite 1st building on the left.

ZONING: Single-family **APPRAISED:** August 2021

LAND: 7,615 sq. ft. **VALUE:** \$88,000

ARRANGEMENT/STATUS: SALE PENDING

LISTING #6



REFERENCE #: **LOT #:** B

ADDRESS: South of Cowpen Road

DESCRIPTION: Residential/Multi-family (Vacant Lot)

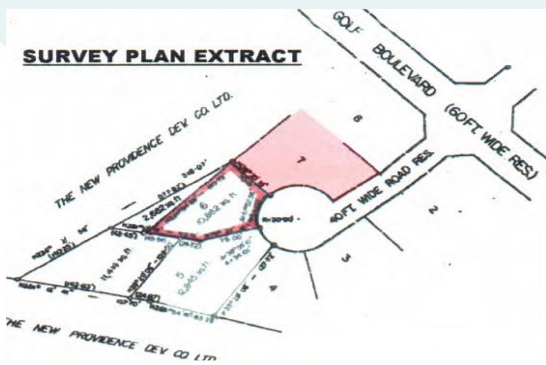
DIRECTIONS: From the intersection of Baillou Hill Road, Cowpen Road and Zion Boulevard, travel west on Cowpen Road. Take the 6th corner on the left onto Martin Close (also known as S.A. Hepburn Highway). Turn onto the 2nd corner on the right. The subject property is the 1st on the left.

ZONING: Residential /Multi-family **APPRAISED:** November 2018

LAND: 18,997 sq. ft. **VALUE:** \$187,000

ARRANGEMENT/STATUS:

LISTING #7



REFERENCE #: W0029 **LOT #:** 7

ADDRESS: South Ocean Village, Phase 2

DESCRIPTION: Single-family (Vacant Lot)

DIRECTIONS: From the intersection of Frank Watson Boulevard and South Ocean Boulevard, travel south on South Ocean Boulevard. Turn the 1st corner on the right onto a 40-ft-wide Road Reservation. The subject property is the 2nd property on the right.

ZONING: Single-family **APPRAISED:** April 2021

LAND: 13,907 sq. ft. **VALUE:** \$153,000

ARRANGEMENT/STATUS:

For more information contact our Mortgage Department at 242-396-4045 or email Martyn Treco (martyn.treco@familyguardian.com)



GRAND BAHAMA PROPERTIES FOR SALE

June 2022

LISTING FP #1



REFERENCE #: C0079 **LOT #:** 148

ADDRESS: Caravel Beach

DESCRIPTION: Single-family residence, consisting of 6 bedrooms, 4.5 bathrooms, living room, dining area, kitchen, laundry and storage room and covered front entrance porch.

DIRECTIONS: Travelling south on Polaris Drive, turn right on Dogfish Street. Turn left on Drumfish Street. Subject is the first structure on the right.

BUILDING: 2,656 sq. ft. **APPRAISED:** October 2021

LAND: 12,500 sq. ft. **VALUE:** \$238,000

ARRANGEMENT/STATUS:

LISTING FP #2



REFERENCE #: L0034 **LOT #:** 21 and 22

ADDRESS: Bahama Terrace Subdivision

DESCRIPTION: Single-family residence, consisting 4 bedrooms, 3 bathrooms, living and dining room, kitchen, laundry closet and entrance porch with adjacent vacant lot.

DIRECTIONS: Travelling south along The Mall South from Ranfurly Circus roundabout to Lunar Boulevard. Take the fifth right onto Bentley Drive, then first right onto Chapman Circle. Property is the second and third on the left.

BUILDING: 2,568 sq. ft. **APPRAISED:** March 2021

LAND: 10,400 sq. ft. **VALUE:** \$192,760

ARRANGEMENT/STATUS:

LISTING FP #3



REFERENCE #: R0109 **LOT #:** 24, Block 55

ADDRESS: Unit 2, #24 Darsham Place, Yeoman Wood

DESCRIPTION: Single-family residence, consisting 3 bedrooms, 2 1/2 bathrooms, living and dining room, kitchen, laundry closet and entrance porch

DIRECTIONS: Travelling east on East Sunrise Highway, turn left on Sargent Major Road. Turn left on Fiddler's Green Road. Turn right on Spinney Road at the T-junction. Take the first left on Darsham Place. Subject is the first house on the left.

BUILDING: 2,428 sq. ft. **APPRAISED:** March 2021

LAND: 18,000 sq. ft. **VALUE:** \$135,000

ARRANGEMENT/STATUS:



LISTING FP #4



REFERENCE #: K0058 **LOT #:** 7, Block 27

ADDRESS: Hilo Lane, Royal Bahamian Estates

DESCRIPTION: Single-family residence, consisting 4 bedrooms, 2 1/2 bathrooms, living and dining room, kitchen, laundry/storage room and entrance porch

DIRECTIONS: Travelling south on Beach Way Drive from East Sunrise Highway, turn left on Sierra Leone Drive and drive to the sixth corner on the left, which is Hilo Lane. Subject is located on the right on the corner of Hilo Lane and Sierra Leone Drive – yellow trim with white.

BUILDING: 2,428 sq. ft. **APPRAISED:** March 2021

LAND: 10,727 sq. ft. **VALUE:** \$140,000

ARRANGEMENT/STATUS:

LISTING FP #5



REFERENCE #: M088 **LOT #:** 28, Block 8,

ADDRESS: Unit 1, Dover Sound

DESCRIPTION: Residential (Vacant Lot)

DIRECTIONS: Travelling east on Grand Bahama Highway, cross the Sir Jack Hayward Bridge, and take the first corner on left. Take the second corner left. Take the third corner on the left. Take the first corner left on Stansted Place (no street sign erected). Subject is located at the end on the right.

ZONED: Residential **APPRAISED:** October 2021

LAND: 30,000 sq. ft. **VALUE:** \$45,000

ARRANGEMENT/STATUS:

LISTING FP #6



REFERENCE #: W0032 **LOT #:** 9

ADDRESS: Block 7, Durham Lane, Windermere Subdivision

DESCRIPTION: Multi-family (Vacant Lot)

DIRECTIONS: Travel east crossing the Casurina Bridge. At the round -about, turn right onto Coral Drive. Continue to the round -about then turn left onto Perimeter Parkway. Take first left onto Windermere Lane, take first right onto Durham Lane and the property is the ninth on the right.

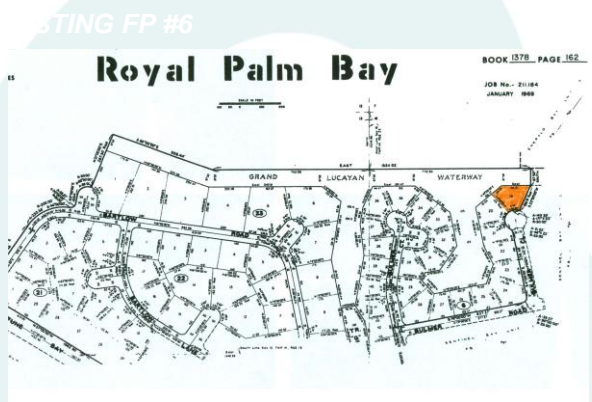
ZONED: Multi-family **APPRAISED:** December 2021

LAND: 20,651 sq. ft. **VALUE:** \$15,000

ARRANGEMENT/STATUS:



LISTING FP #7



| | | | |
|---------------------|---|-------------------|--------------|
| REFERENCE #: | Single-family (Vacant Lot) | LOT #: | 19, Block #6 |
| ADDRESS: | Turn north from East Sunrise Highway onto Fortune Bay Drive, right at third corner, left at first corner, right at next corner, left at next corner, and lot is at end of cul-de-sac of Bulmer Close. | | |
| DESCRIPTION: | Single-family | | |
| DIRECTIONS: | 16,266 sq. ft. | | |
| ZONED: | 16,266 sq. ft. | APPRAISED: | June 2022 |
| LAND: | 16,266 sq. ft. | VALUE: | \$55,000 |

ARRANGEMENT/STATUS:

For more information contact our Mortgage Department at 242-688-1506 or email
Demetria Cooper (demetria.cooper@familyguardian.com)



FAMILY ISLAND PROPERTIES FOR SALE

June 2022

LISTING FP #1



REFERENCE #: H0008 **LOT #:** Boogie Pond Village

ADDRESS: Arthur's Town, Cat Island

DESCRIPTION:

Multiple buildings (6) comprising of a restaurant, shop, apartments and storage facilities, situated on a 7.4 acre property, the majority of the land is undeveloped . Great for farming or commercial or resort development.

Restaurant: with lounge, bar, pool room, kitchen, gift store, office, private dining room, storage, staff bathroom, workshop, laundry room, with bathroom, and 2 bedroom, 1 bathroom apartment unit.

Shop: single storey/display room, office, two storage rooms and bathroom.

Duplex (2): single storey consisting of a 2 bed, 2 bathrooms each, living-dining room and kitchen.

Guest Rooms – single storey building comprising of (5), 1-bedroom guest units with 1bathroom each, entrance porch and rear porch.

DIRECTIONS: One quarter mile from Arthur's Town Airport.

BUILDING: 12,597 sq. ft. **APPRAISED:** October 2013

LAND: 7.092 Acres **VALUE:** \$470,000

ARRANGEMENT/STATUS:

For more information contact our Mortgage Department at 242-396-4045 or email
Martyn Treco (martyn.treco@familyguardian.com)