



NASSAU PROPERTIES FOR SALE

November 2024

LISTING #1



REFERENCE #: M0076 **LOT #:** 13, Block 6

ADDRESS: Turnquest Alley, Village Estates Subdivision

DESCRIPTION: Single family residence consisting of 2 bedrooms, 1 bathroom, powder room, living/dining room, family room and kitchen.

DIRECTIONS: From the intersection of Soldier Road and Prince Charles Drive, travel north on Soldier Road. Take 5th corner on the right (Turnquest Alley). The subject property is on the left, about 240 feet east (green trimmed with white).

BUILDING: 1,150 sq. ft. **APPRAISED:** October 2024

LAND: 5,000 sq. ft. **VALUE:** \$170,000

ARRANGEMENT/STATUS:

LISTING #2



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 right onto Wind Street. The subject property is the 6th on the left.

BUILDING: 2,138 sq. ft. **APPRAISED:** January 2023

LAND: 7,871 sq. ft. **VALUE:** \$275,000



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:** January 2023

LAND: 6,909 sq. ft. **VALUE:** \$320,000

ARRANGEMENT/STATUS:





LISTING #3



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 1 st left onto Central Drive, 3 rd right onto Pink Coral Drive West which is the entrance to Coral Vista Subdivision. After passing the 1 st corner on the left, the property is the 4 th on the left.		
BUILDING:	2,158 sq. ft.	APPRAISED:	June 2022
LAND:	7,500 sq. ft.	VALUE:	\$240,000

ARRANGEMENT/STATUS: SALE PENDING

LISTING #4



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 4 th corner on the left-hand side. Travel east and at the T-junction turn right and the subject lot is the 3 rd lot on the left-hand side and is vacant.		
ZONING:	Multi-family	APPRAISED:	December 2022
LAND:	3,000 sq. ft.	VALUE:	\$63,000

ARRANGEMENT/STATUS: SALE PENDING

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



GRAND BAHAMA PROPERTIES FOR SALE

November 2024

LISTING FP #1



REFERENCE #: B0089 **LOT #:** 16, Block 16

ADDRESS: U2, #16, Chippinghill Drive

DESCRIPTION: Duplex apartment with unit A consisting of 2 bedrooms, 2 bathrooms, living and dining room, kitchen, laundry room. Unit B consisting of 3 bedrooms, 2.5 bathrooms, living and dining room, kitchen, laundry room.

DIRECTIONS: Travelling east on East Sunrise Highway, turn left on Fortune Bay Drive. Take the first right on Chippinghill Drive. Property is the 2nd structure on the left.

BUILDING: 3,254 sq. ft. **APPRAISED:** February 2023

LAND: 19,664 sq. ft. **VALUE:** \$237,000

ARRANGEMENT/STATUS: SALE PENDING

LISTING FP #2



REFERENCE #: G0019 **LOT #:** 145

ADDRESS: Vancouver Road, Hudson Estate Subdivision

DESCRIPTION: Single-family residence, consisting of 3 bedrooms, 2 bathrooms, living/dining room, den, kitchen.

DIRECTIONS: Travelling east on Explorer's Way, turn left onto Vancouver Road. Subject properties the 14th on the left.

BUILDING: 1,349 sq. ft. **APPRAISED:** August 2022

LAND: 8,534 sq. ft. **VALUE:** \$125,000

ARRANGEMENT/STATUS:

LISTING FP #3



REFERENCE #: G0019 **LOT #:** 1, Block 6

ADDRESS: Armada Avenue, Fortune Point Subdivision, Unit 4

DESCRIPTION: Duplex apartment with Unit A consisting of 3 bedrooms, 2 bathrooms, living/dining room, kitchen, family room, playroom, laundry area and entrance porch. Unit B consisting of 2 bedrooms, 2 bathrooms living/dining room, kitchen, laundry area and rear porch.

DIRECTIONS: Travelling east on Midshipman Road, turn right onto Churchill Drive, left on Silver Drive, right on Armada Avenue. Subject is the 8th on the right.

BUILDING: 3,542 sq. ft. **APPRAISED:** September 2024

LAND: 13,225 sq. ft. **VALUE:** \$222,000

ARRANGEMENT/STATUS:



LISTING FP #4



REFERENCE #: S0099 **LOT #:** 41, Block 5
ADDRESS: #41 Ludford Road, U1 Lincoln Green
DESCRIPTION: Duplex apartment with Unit A consisting of 3 bedrooms, 2 bathrooms, living/dining room, kitchen, family room, office and laundry room. Unit B consisting of 3 bedrooms, 2 bathrooms living/dining room, kitchen, family room, office and laundry room.
DIRECTIONS: Travelling east on East Sunrise Highway, turn left on Churchill Drive. Turn right on Brinkell Road. Turn left on Ludford Drive. Turn left on Ludford Road. Subject property is located about 0.1-mile on the left.
BUILDING: 2,866 sq. ft. **APPRAISED:** September 2024
LAND: 13,800 sq. ft. **VALUE:** \$253,000

ARRANGEMENT/STATUS:

LISTING FP #5



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:** November 2023
LAND: 12,500 sq. ft. **VALUE:** \$265,000

ARRANGEMENT/STATUS:

LISTING FP #6



REFERENCE #: L0034 **UNIT #:** 21 and 22
ADDRESS: Bahama Terrace Subdivision
DESCRIPTION: Single-family residence, consisting of 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: 2,383 sq. ft. **APPRAISED:** January 2024
LAND: 14,864 sq. ft. **VALUE:** \$103,000

ARRANGEMENT/STATUS: SALE PENDING



LISTING FP #7



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:** January 2023

LAND: 18,000 sq. ft. **VALUE:** \$105,000

ARRANGEMENT/STATUS: SALE PENDING

LISTING FP #8



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

ADDRESS: Hilo Lane, Royal Bahamian Estates

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

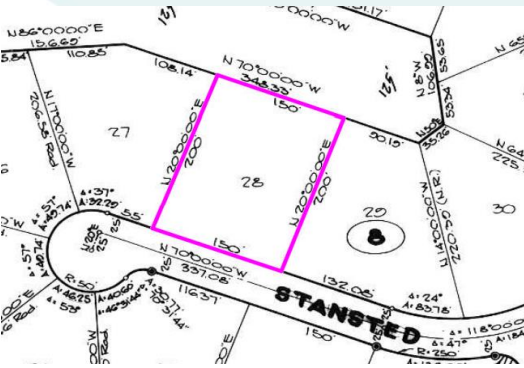
DIRECTIONS: Travelling south on Beach Way Drive from East Sunrise Highway, turn left on Sierra Leone Drive and drive to the sixth corner on the left, which is Hilo Lane. Subject is located on the right on the corner of Hilo Lane and Sierra Leone Drive – yellow trim with white.

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

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

ARRANGEMENT/STATUS:

LISTING FP #9



REFERENCE #: M0088 **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 2023

LAND: 30,000 sq. ft. **VALUE:** \$48,000

ARRANGEMENT/STATUS:



LISTING FP #10



REFERENCE #:	S0106	LOT #:	19, Block #6
ADDRESS:	Royal Palm Bay		
DESCRIPTION:	Single-family (Vacant Lot)		
DIRECTIONS:	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.		
ZONED:	16,266 sq. ft.	APPRAISED:	June 2022
LAND:	16,266 sq. ft.	VALUE:	\$55,000

ARRANGEMENT/STATUS:



LISTING FP #1

November 2024



REFERENCE #:	H0008	LOT #:	Boogie Pond Village
ADDRESS:	Arthur's Town, Cat Island		
DESCRIPTION:	<p>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.</p> <p>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.</p> <p>Shop: single storey/display room, office, two storage rooms and bathroom.</p> <p>Duplex (2): single storey consisting of a 2 bed, 2 bathrooms each, living-dining room and kitchen.</p> <p>Guest Rooms – single storey building comprising of (5), 1-bedroom guest units with 1bathroom each, entrance porch and rear porch.</p>		
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
Marty Treco (martyn.treco@familyguardian.com)