



NASSAU PROPERTIES FOR SALE

March 2023

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:	Travel about 240 feet east on Turnquest Alley from its intersection with Soldier Road. The subject's property is on the side.		
BUILDING:	1,200 sq. ft	APPRAISED:	July 2022
LAND:	4,745 sq. ft.	VALUE:	\$140,000

ARRANGEMENT/STATUS:

LISTING #2



REFERENCE #:	M0112	LOT #:	4
ADDRESS:	South Of Hanna Road		
DESCRIPTION:	Single family residence consisting of 3 bedrooms, 2 bathrooms, living/dining room, kitchen and covered entry porch.		
DIRECTIONS:	From Joe Farrington Road, travel south on Fox Hill road. Turn right through the last corner on the right-hand side which is Hanna Road. Head southwest on Hanna Road and continue to the intersection of Marigold Farm. Take the 3 rd paved road on the left and continue travelling south. Take the 4 th paved road on the left. Subject property is the 4 th building on the right. Orange trimmed yellow.		
BUILDING:	1,250 sq. ft.	APPRAISED:	December 2022
LAND:	5,568 sq. ft	VALUE:	\$162,000

ARRANGEMENT/STATUS: *SALE PENDING*



LISTING #3



REFERENCE #:	T0051	LOT #:	299
ADDRESS:	#22 Hastio Point Close, Millenium Gardens		
DESCRIPTION:	Duplex apartment with unit 1 consisting of 2 bedrooms, 1 bathroom, dining room, kitchen, family room, laundry closet and covered porch. Unit 2 consisting of 1 bedroom, 1 bathroom dining room, kitchen and covered porch.		
DIRECTIONS:	From the South Bethel Highway/Turnquest Avenue/Sports Center Road roundabout, travel southwest onto Turnquest Avenue. Take the 2 nd corner on the left onto Landrail Close. At the T-junction with Hastio Point Close, the subject property is on the right.		
BUILDING:	1,283 sq. ft.	APPRAISED:	January 2023
LAND:	7,866 sq. ft.	VALUE:	\$147,000

ARRANGEMENT/STATUS: *SALE PENDING*

LISTING #4



REFERENCE #:	G0039	LOT #:	6, Block 1
ADDRESS:	Emmanuel Drive, Soldier Road Subdivision		
DESCRIPTION:	Triplex with unit 1 consisting of 2 bedrooms, 1 bathroom, living/dining room, kitchen. Unit 2 consisting of 1 bedroom, 1 bathroom, living/dining room, kitchen. Unit 3 consisting of 1 bedroom, 1 bathroom and kitchen.		
DIRECTIONS:	Travelling West along Soldier Road from East Street turn right onto Emmanuel Drive. After passing the first corner on the right, the subject property will be the 6 th lot on the right.		
BUILDING:	1,441 sq. ft.	APPRAISED:	January 2023
LAND:	5,022 sq. ft.	VALUE:	\$145,000

ARRANGEMENT/STATUS:



LISTING #5



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:** 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 #6



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:



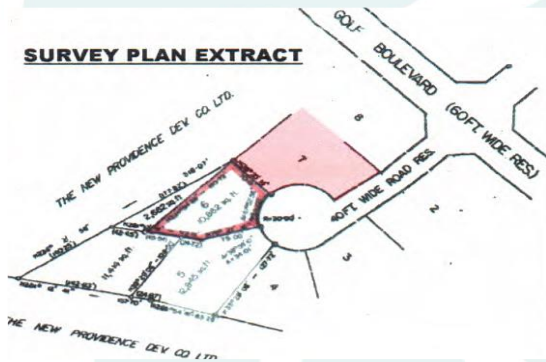
LISTING #7



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:

LISTING #8



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 1 st corner on the right onto a 40-ft-wide Road Reservation. The subject property is the 2 nd property on the right.		
ZONING:	Single-family	APPRAISED:	December 2022
LAND:	13,907 sq. ft.	VALUE:	\$174,000

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

March 2023

LISTING FP #1



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 #2



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: 3,421 sq. ft. **APPRAISED:** June 2022

LAND: 13,225 sq. ft. **VALUE:** \$342,000

ARRANGEMENT/STATUS:

LISTING FP #3



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:** June 2022

LAND: 13,800 sq. ft. **VALUE:** \$186,000

ARRANGEMENT/STATUS:



LISTING FP #4



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 #5



REFERENCE #: L0034 **LOT #:** 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: 2,343 sq. ft. **APPRAISED:** June 2022

LAND: 21,263 sq. ft. **VALUE:** \$232,000

ARRANGEMENT/STATUS:

LISTING FP #6



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 #7



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:

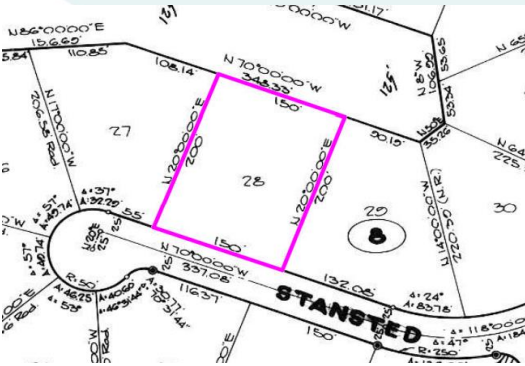
LISTING FP #8



REFERENCE #:	K0057	LOT #:	20, Block 19, Unit 3
ADDRESS:	#20, Cadney Drive & Cadney Place, Lincoln Green		
DESCRIPTION:	Multi-family (Vacant Lot)		
DIRECTIONS:	Travelling east on East Sunrise Highway, cross the Sir Jack Hayward Bridge, and take the third corner on the left after Churchill Drive. Subject is 0.2 miles on the right.		
ZONED:	Multi-family	APPRAISED:	June 2022
LAND:	24,870 sq. ft.	VALUE:	\$26,000

ARRANGEMENT/STATUS:

LISTING FP #9



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 #10



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:

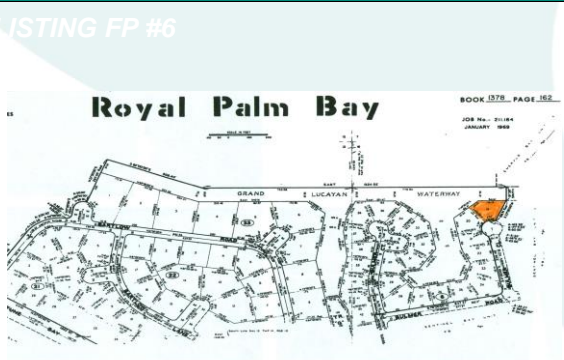
LISTING FP #11



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 #12



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:	May 2021
LAND:	16,266 sq. ft.	VALUE:	\$58,000

ARRANGEMENT/STATUS:



FAMILY ISLAND PROPERTIES

March 2023

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: