



**NASSAU PROPERTIES FOR SALE**

May 2023

**LISTING #1**



<b>REFERENCE #:</b>	M0076	<b>LOT #:</b>	13, Block 6
<b>ADDRESS:</b>	Turnquest Alley, Village Estates Subdivision		
<b>DESCRIPTION:</b>	Single family residence consisting of 2 bedrooms, 1 bathroom, powder room, living/dining room, family room and kitchen.		
<b>DIRECTIONS:</b>	From the intersection of Soldier Road and Prince Charles Drive, travel north on Soldier Road. Take 5 <sup>th</sup> corner on the right (Turnquest Alley). The subject property is on the left, about 240 feet east (green trimmed with white).		
<b>BUILDING:</b>	1,200 sq. ft.	<b>APPRAISED:</b>	July 2022
<b>LAND:</b>	4,745 sq. ft.	<b>VALUE:</b>	\$140,000

**ARRANGEMENT/STATUS:**

**LISTING #2**



<b>REFERENCE #:</b>	M0112	<b>LOT #:</b>	4
<b>ADDRESS:</b>	South Of Hanna Road		
<b>DESCRIPTION:</b>	Single family residence consisting of 3 bedrooms, 2 bathrooms, living/dining room, kitchen and covered entry porch.		
<b>DIRECTIONS:</b>	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 <sup>rd</sup> paved road on the left and continue travelling south. Take the 4 <sup>th</sup> paved road on the left. Subject property is the 4 <sup>th</sup> building on the right. Orange trimmed yellow.		
<b>BUILDING:</b>	1,250 sq. ft.	<b>APPRAISED:</b>	December 2022
<b>LAND:</b>	5,568 sq. ft.	<b>VALUE:</b>	\$162,000

**ARRANGEMENT/STATUS:**



**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<sup>nd</sup> 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<sup>th</sup> 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 7<sup>th</sup> corner on the left onto Sea Breeze Lane. Take the 3<sup>rd</sup> corner on the left onto Wind Street. The subject property is the 6<sup>th</sup> 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 7<sup>th</sup> corner on the left onto Sea Breeze Lane. Take the 3<sup>rd</sup> corner on the left onto Wind Street. The subject property is the 5<sup>th</sup> 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 1<sup>st</sup> left onto Central Drive, 3<sup>rd</sup> right onto Pink Coral Drive West which is the entrance to Coral Vista Subdivision. After passing the 1<sup>st</sup> corner on the left, the property is the 4<sup>th</sup> on the left.  
**BUILDING:** 2,158 sq. ft.      **APPRAISED:** June 2022  
**LAND:** 7,500 sq. ft.      **VALUE:** \$240,000

**ARRANGEMENT/STATUS:**



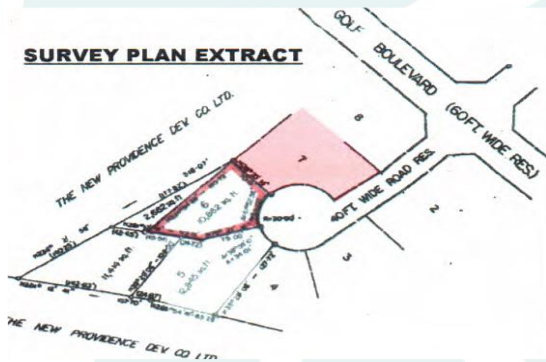
**LISTING #7**



<b>REFERENCE #:</b>	W0026	<b>LOT #:</b>	13A
<b>ADDRESS:</b>	Coral Harbor Village		
<b>DESCRIPTION:</b>	Multi-family (Vacant Lot)		
<b>DIRECTIONS:</b>	From Coral Harbour roundabout head south on Coral Boulevard and turn through the 4 <sup>th</sup> corner on the left-hand side. Travel east and at the T-junction turn right and the subject lot is the 3 <sup>rd</sup> lot on the left-hand side and is vacant.		
<b>ZONING:</b>	Multi-family	<b>APPRAISED:</b>	December 2022
<b>LAND:</b>	3,000 sq. ft.	<b>VALUE:</b>	\$63,000

**ARRANGEMENT/STATUS: SALE PENDING**

**LISTING #8**



<b>REFERENCE #:</b>	W0029	<b>LOT #:</b>	7
<b>ADDRESS:</b>	South Ocean Village, Phase 2		
<b>DESCRIPTION:</b>	Single-family (Vacant Lot)		
<b>DIRECTIONS:</b>	From the intersection of Frank Watson Boulevard and South Ocean Boulevard, travel south on South Ocean Boulevard. Turn the 1 <sup>st</sup> corner on the right onto a 40-ft-wide Road Reservation. The subject property is the 2 <sup>nd</sup> property on the right.		
<b>ZONING:</b>	Single-family	<b>APPRAISED:</b>	December 2022
<b>LAND:</b>	13,907 sq. ft.	<b>VALUE:</b>	\$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](mailto:martyn.treco@familyguardian.com))



**GRAND BAHAMA PROPERTIES FOR SALE**

*May 2023*

**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 2<sup>nd</sup> structure on the left.

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

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

**ARRANGEMENT/STATUS:**

**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 14<sup>th</sup> 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 8<sup>th</sup> on the right.

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

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

**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:** June 2022  
**LAND:** 13,800 sq. ft.      **VALUE:** \$186,000

**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:** October 2021  
**LAND:** 12,500 sq. ft.      **VALUE:** \$238,000

**ARRANGEMENT/STATUS:**

**LISTING FP #6**



**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 #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:** March 2021

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

**ARRANGEMENT/STATUS:**

**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 #:** 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.

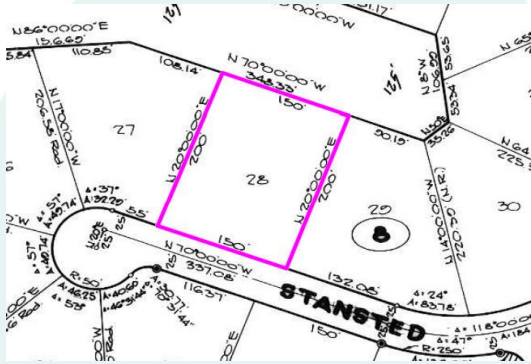
**ZONED:** Multi-family      **APPRAISED:** June 2022

**LAND:** 24,870 sq. ft.      **VALUE:** \$26,000

**ARRANGEMENT/STATUS:**



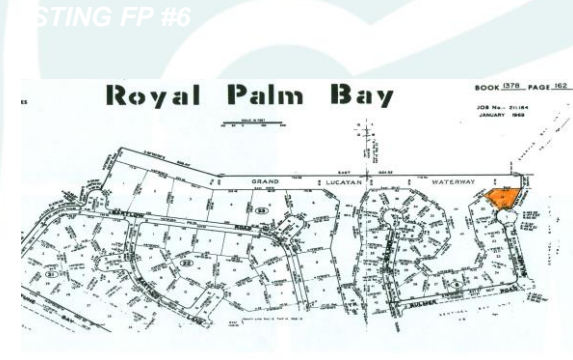
**LISTING FP #10**



**REFERENCE #:** M088      **LOT #:** 28, Block 8,  
**ADDRESS:** Unit 1, Dover Sound  
**DESCRIPTION:** Residential (Vacant Lot)  
 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.  
**DIRECTIONS:**  
**ZONED:** Residential      **APPRAISED:** October 2021  
**LAND:** 30,000 sq. ft.      **VALUE:** \$45,000

**ARRANGEMENT/STATUS:**

**LISTING FP #11**



**REFERENCE #:** S0106      **LOT #:** 19, Block #6  
**ADDRESS:** Royal Palm Bay  
**DESCRIPTION:** Single-family (Vacant Lot)  
 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.  
**DIRECTIONS:**  
**ZONED:** 16,266 sq. ft.      **APPRAISED:** May 2021  
**LAND:** 16,266 sq. ft.      **VALUE:** \$58,000

**ARRANGEMENT/STATUS:**





**FAMILY ISLAND PROPERTIES FOR SALE**

*May 2023*

**LISTING FP #1**



<b>REFERENCE #:</b>	H0008	<b>LOT #:</b>	Boogie Pond Village
<b>ADDRESS:</b>	Arthur's Town, Cat Island		
<b>DESCRIPTION:</b>	<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>		
<b>DIRECTIONS:</b>	One quarter mile from Arthur's Town Airport.		
<b>BUILDING:</b>	12,597 sq. ft.	<b>APPRAISED:</b>	October 2013
<b>LAND:</b>	7.092 Acres	<b>VALUE:</b>	\$470,000

**ARRANGEMENT/STATUS:**

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