



NASSAU PROPERTIES FOR SALE

April 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 5 th corner on the right (Turnquest Alley). The subject property is on the left, about 240 feet east (green trimmed with white).		
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 #: 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 #4



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 #5



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.

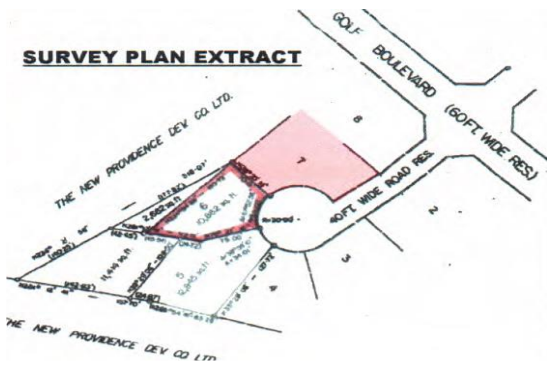
ZONING: Multi-family **APPRAISED:** December 2022

LAND: 3,000 sq. ft. **VALUE:** \$63,000

ARRANGEMENT/STATUS: SALE PENDING

LISTING #6

SURVEY PLAN EXTRACT



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:** 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

April 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:

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: 3,421 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:** 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:



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 #: 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.

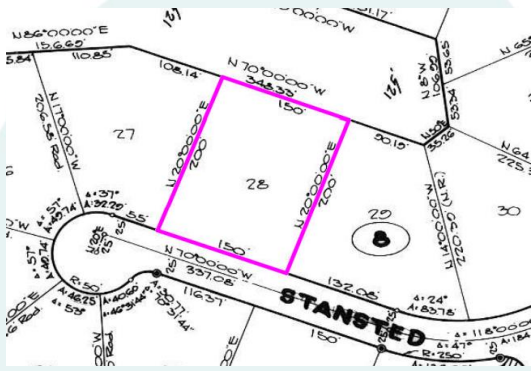
ZONED: Multi-family **APPRAISED:** June 2022

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

ARRANGEMENT/STATUS: SALE PENDING



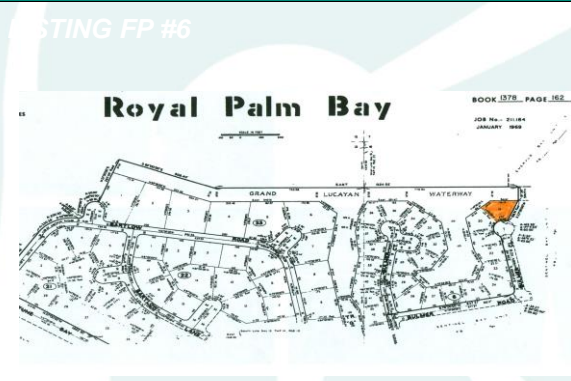
LISTING FP #10



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 #11



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:

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



FAMILY ISLAND PROPERTIES FOR SALE

April 2024

LISTING FP #1



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
Martyn Treco (martyn.treco@familyguardian.com)