



Luxury 5 Bed Villa For Sale in Grenada West



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 2,459,899.07

Location

Country: Grenada
 Posted: Nov 28, 2023
 Description:
 Luxury 5 Bed Villa For Sale in Grenada West Indies

Esales Property ID: es5553961

Property Location

Saint David's
 Grenada
 West Indies

Price in Dollars \$2,499,500

Property Details

'FIDDLERS GREEN' GRENADA, WEST INDIES
 YACHTING MECCA OF THE SOUTHERN CARIBBEAN:
 DEEP WATERFRONT:

JETTYBOAT/YACHT DOCK IN SAFE PROTECTED HARBOR , SECLUDED BAY

RARE OPPORTUNITY TO OWN ACCESS TO THE CARIBBEAN SEA & SOUTH ATLANTIC OCEAN FROM YOUR BACK DOOR. 30 FOOT JETTY CAN ACCOMMODATE APPROXIMATELY A 9 FOOT DRAFT 2.74 METERS, VESSEL ON A MED. MOORING.



HURRICANE SAND SCREWS IN PLACE. THERE IS AN APPROXIMATE 12 FOOT 3.65 METERS CHANNEL LEADING TO THE JETTY.

POSSESSION

Quick possession upon Buyers obtaining Alien Landholders License & Settlement.
Additional Photos & Links available upon request.

DETAILS OF HOME

COLONIAL FRENCH WEST INDIAN STYLING: EXTENSIVE USE OF EXOTIC WOODS: FRENCH DOORS:

Nestled in the rolling hills of the Parish of St. David's, Grenada. Our home is a tropical retreat located on .5 acres plus, 23,540 square feet/ 2157square meters of gently sloping gardens leading to the sea. Design is reminiscent of French West Indian/ Traditional/ Colonial but with all the modern comforts. Exquisitely clean property.

The courtyard discreetly conceals the Pool from the street, and passersby tucked behind heavy tropical wooden garden gates & doors and framed by lush landscaping. There are panoramic bay views, and a dramatic backdrop of rolling hills in the distance. Abundant flowering gardens lovingly maintained. The house is surrounded with three covered decks and extensive lawns, with many mature tropical fruit bearing trees including banana, citrus, and pomegranate. The home features an open gourmet kitchen (all appliances convey upstairs, as well as downstairs kitchen.) The dining area is for six or more, as well as dining for larger parties on three covered decks. Large living/family room with open kitchen dining and bar area. Designer colors used throughout the home. The Master bedroom has a queen bed and an infinity view of the reef beyond. Three additional bedrooms, plus multipurpose room/at home office off the pool or downstairs. Enjoy a nap in the Garden Room with cool breezes any time of the day or night. Ample sized rooms and storage areas. Marble countertops in Master Bath. Wheelchair accessible upstairs & downstairs. High speed internet and security system in place.

DETAILS OF NEIGHBORHOOD & PLACES NEAR BY

PRIVATE: Gated Community with security on Private Peninsula. (View Plat)

BEACHES: 5 beaches within a ten-minute walk from the subject property. (View Plat)

Within a 20-minute drive of home you will delight in the sugar white sands of world famous Grand Anse Beach voted one of the top 7 beaches in the world by the luxury travel magazine, Conde Nast.

AIRPORT & MEDICAL: Morris Bishop International Airport, St. Augustine's private hospital & two emergency nurses' stations, major shopping of Spiceland Mall & the Esplanade Mall at the cruise ship terminal, plus a 9 hole golf course with an excellent restaurant all within a 20 minute drive as well as St. George's Medical & Veterinary School. **NOTE:** Earlier in 2023 the Grenadian government announced the approval of a new Medical Teaching Hospital to be built within 10 minutes of the subject property.

A LITTLE FARTHER AWAY: For extra night life away, and a change of pace, Barbados is only a fifty-five-minute flight from Grenada. Carriacou, our stunning 'Sister Island' to the north, is only a short hour and a half to two hours sea voyage aboard a high-speed ferry, from St. George's harbor.



TRANSPORTATION: A ten-minute walk to the bus station.

CONVENIENCES: There are two grocery stores within 8 minutes, and restaurants. A little farther away there are bakeries, gas stations, pharmacies, music lessons & fresh fruit stands. Fresh from the sea, seafood delivered by the fishermen, straight to your door occurs with pleasure.

NATURE PRESERVE: Live in peaceful harmony within our private protected Nature Preserve in the rolling hills of our private gated community of Westerhall Point.

MARINE FACILITIES: Two Boat Yards/Haul Out facilities, and Marinas, with restaurants and happy hour daily.

NEIGHBORS: Classy 'high end homes' where the residents are doctors, judges, pilots, attorneys, professors from the St. George's Medical School, and local business owners, most in the mature years of their lives, with a sprinkling of younger families as well.

PRIVATE ISLAND: The private island of Calivigny is about four miles (as a crow flies) and is owned by a Frenchman, George Cohen & wife. The rates are \$ 130,000 US per night (but then again – it's all inclusive smile.

STAFF: Hired help live close by, and rates are still very affordable.

YEAR BUILT: REASON FOR SALE: ABOUT THE OWNERS

YEAR BUILT: 2008: Construction was supervised personally, during all stages of construction, daily by the Owners/Builders of this magnificent seaside home while they lived aboard their catamaran.

REASON FOR SALE: Age-Related.

ABOUT THE OWNERS: A Retired Merchant Marine Captain and real Estate Broker/Builder wife lived and sailed the turquoise waters of the Caribbean for seventeen years beginning in 1989. Later they established, through their church at Grace Lutheran, an empowerment program for young underprivileged girls of the island. They have also mentored five island children.

ENGINEERS & ARCHITECTS

ENGINEERS: Work was drawn & monitored by Grenadian Master of Science/ Civil Structural Engineer, Kendrick Gabriel and British/ Grenadian Structural Mechanical Engineer, Alan Messenger.

ARCHITECT: Architectural Design by Owners/Builders, & Grenadian Architect involved with this project, Eric Johnson of Grenada.

MEASUREMENTS & ROOMS OF THIS SPACIOUS HOME

All measurements are 'Interior Measurements.' All measurements are under the roof. Updated Oct 04 2023.

All measurements are approximate. Most rooms overlook the sea.



UPSTAIRS:

Entry Foyer/Storeroom & Laundry Room: 16'x18'4"
Garage 2 Car with work bench area 20'20'

UPSTAIRS: CONTINUED

Garden Room/Entry foyer: 9'10"x 45' Includes Stairway to Downstairs
Powder Room: 4'4" x 7'4" + Powder Room Shelves 1'6" x 1' 8"
Livingroom: 15'6"x 26' Overlooking the Sea
Dining Room & Bar: 13.6"x 26.4 Overlooking the Sea
Master Bedroom/Bath/Dressing Room/Closets: 15'4"x 40' + Extension to Shower 3'2x 5'9"
Overlooking the Sea
Outdoor Bath Extension/Porch with sink: 4'x7'
Kitchen/Gourmet Galley Kitchen, with Pantries: 9'5"x 25' Overlooking the Sea

UPSTAIRS: SEPARATE ROOM:

Arawak Room: Bedroom & Bath off Pool: 10'2"x26'6" At Home Office/Multi use room,
Overlooking the Sea

UPSTAIRS CONTINUED: COVERED PATIO AREAS:

Balcony: 10'x28' Overlooking the Sea
Pool Deck facing tropical gardens 13'x45'8" Overlooking the Sea
Lani/Indoor/Outdoor Patio With Wooden Louvers: 17'x26' Overlooking the Sea

POOL: 13'x 24 Overlooking the sea Depth Max 5.5 feet
1.67 meters

DOWNSTAIRS:

Foyer & 2 large Closets 10'6"x15'10'
Front Bonus Closet: Separate from Foyer: 14'8"x15'6" Overlooking the sea
Bedroom/At Home Office/Bath/Kitchenette: 15'9"x24' Plus Shelf area 2'2"x 4'6"
Livingroom: 12'4"x21'6" Overlooking the Sea
Dining Room/Kitchen 15'5"x19'6" Plus 3'9"x6' hall : Overlooking the sea
Back Bonus Closet: Store Room: 8'2"x13'5" – jut for Stairs 4'x6'
Bedroom/Shower/Sink Area: AKA: Qua Room: 13'6"x21'9" Overlooking the Sea
Bath: of Qua Qua Room: 6'3"x10'6" Overlooking the Sea
Bedroom: AKA Petit Bacye Room/Bath 13'6"x15' Overlooking the Sea

DOWNSTAIRS: ADDITIONAL STORAGE AREAS/WORKSHOP ECT:

Sail Loft/ Storage Room/At Home Gym: 7'10'22'
Workshop & Equipment Storage Room: 7'10"x 21
Gardners room

DOWNSTAIRS CONTINUED: COVERED PATIO AREA:

Balcony: 3'7"x27'9" Overlooking the Sea



SEA PAVILION: LOCATED JUST AT WATERS EDGE:
Sea Pavilion: Irregular measurements. Overlooking the Sea

SEA PAVILION CONTINUED: PATIO AREAS:
Covered Patio 13’x31’ Plus 7’x15. Overlooking the Sea

TOTAL SQUARE FOOTAGE: Interior Measurements under roof:
Living space 5,520 Square feet 513 square meters.
Covered Porches: 2,433 Square feet 226 square meters. Garage 400 square feet 37 square meters.
Sea Pavilion: 400 Square feet 37 square meters.
4 Buildings Total.

RENTAL/LETS & AIRBNB POTENTIAL

Desirable, high-end property. Money machine/Ideally located for exclusive holiday Lets/Rentals or Seasonal Rentals/Lets. Private Guest Suites with separate entrance, 2 Bedrooms 2 Baths/Kitchen/Dining/Living Room. Sea Pavilion/Boat House diversified uses. Extensive entertainment possibilities with both.

WHO THIS HOME WOULD MOST APPEAL TO

Yachties, blue water sailors, divers, deep sea fishermen, swimmers & marine oriented people. Value for Dollar/Pound/Euro, people who understand the exceptional value of this exceedingly strong, well-built home in this type of neighbourhood.
Independent, free spirited, non-conventional, 'think outside the box' adventurist type. Individuals who love sophistication but appreciate casual elegance.
Nature/animal lovers, beach goers, hiking and climbing, outdoors men and women.
Exotic wood lovers.
...

Common

Bedrooms: 5
Bathrooms: 7
Finished sq. ft.: 513 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/UAJM-T2255/?utm_campaign=multicast&utm_medium=web&utm_source=I



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