

NASSAU LISTINGS

DEVELOPED RESIDENTIAL & COMMERCIAL

1. **CAREFREE CONDOMINIUMS**
LOT NO. Apartment No. B1
PROPERTY DESCRIPTION: Single/ Multi-family Condominium Apartment, 2 beds / 2 baths
PROPERTY SIZE: gross floor area 1,100 sq. ft.
LOCATION: Cable Beach, West Bay Street.
APPRAISED VALUE: \$300,000
2. **CARMICHAEL ROAD**
LOT NO. Parcel of Land
PROPERTY DESCRIPTION: Single Family Residence
3 beds / 2 baths
PROPERTY SIZE: 12,000 sq. ft.
LOCATION: Travel east on Carmichael Road from Bacardi Road take the first asphalt paved easement on the right.
APPRAISED VALUE: \$401,882
3. **CORAL MEADOWS**
SUBDIVISION – WESTERN DISTRICT
LOT NO. 4
PROPERTY DESCRIPTION: Single-storey Residence
3 beds / 2 baths
PROPERTY SIZE: 7,500 sq. ft.
LOCATION: Western side of Symonette Road and 150 feet northward of Adelaide Road; the subject property is approximately a mile westward of Coral Harbour Roundabout.
APPRAISED VALUE: \$260,000
4. **FAITH GARDENS SUBDIVISION**
LOT NO. 23 Block 4
PROPERTY DESCRIPTION: Single-family Residence
2 beds / 2 baths
PROPERTY SIZE: 6,000 sq. ft.
LOCATION: On the southwestern side of Collins Drive - 430 feet north of Faith Avenue.
APPRAISED VALUE: \$175,000
5. **FOX HILL SUBDIVISION**
LOT NO. 4 Unit 4
PROPERTY DESCRIPTION: Four Unit Townhouse complex
PROPERTY SIZE: 8,592 sq. ft. – (Unit 4 – 1,281 sq. ft.)
LOCATION: The subject property is situated on the eastern side of Plumago Drive, approximately 198 feet northeast of Step Street.
APPRAISED VALUE: \$100,000
6. **GARDEN HILLS NO. 1**
SUBDIVISION
LOT NO. 159
PROPERTY DESCRIPTION: Single-family Residence
2 beds/ 2 baths
PROPERTY SIZE: 6,000 sq. ft.
LOCATION: On the southern side of Amaryllis Avenue - approximately 240 feet west of Royal Poinciana Avenue.
APPRAISED VALUE: \$174,000
7. **GOLDEN GATES ESTATES NO. 2**
SUBDIVISION
LOT NO. 1010
PROPERTY DESCRIPTION: Single-storey Residence
3 beds / 2 baths
PROPERTY SIZE: 6,000 sq. ft.
LOCATION: Travel west on Carmichael Road, turn south on to Jack Fish Drive. Take the fourth corner on the right (Damian Walk). The subject property is the third lot on the right.
APPRAISED VALUE: \$123,000
8. **GOLDEN ISLES ROAD**
SUBDIVISION
LOT NO. "B"
PROPERTY DESCRIPTION: Triplex Apartment Building
2 beds / 1 bath
PROPERTY SIZE: 7,203 sq. ft.
LOCATION: From Cowpen Road travel north onto Golden Isles Road; pass the first paved road on the left. The subject property is the second building on the left.
APPRAISED VALUE: \$333,000
9. **HAWKINS HILL**
LOT NO. 52
PROPERTY DESCRIPTION: Single-storey Residence
3 beds / 2 baths
PROPERTY SIZE: 6,175 sq. ft.
LOCATION: Southern side of Windwhistle Street just east on Hawkins Hill.
APPRAISED VALUE: \$180,000
10. **JUBILEE GARDENS**
SUBDIVISION
LOT NO. 48
PROPERTY DESCRIPTION: Single-storey Residence
3 beds / 1 bath
PROPERTY SIZE: 5,000 sq. ft.
LOCATION: The subject property is located on the eastern side of James Close.
APPRAISED VALUE: \$128,000
11. **JUBILEE GARDENS**
SUBDIVISION
LOT NO. 187
PROPERTY DESCRIPTION: Single-family Residence
PROPERTY SIZE: Land 5,500 sq. ft.
LOCATION: Jubilee Gardens Subdivision on the north side of Lignum Vitae Road; subject property is the second lot west of Jubilee Boulevard
APPRAISED VALUE: \$210,000
12. **MARSHALL ROAD / SOUTH BEACH ALLOTMENT**
LOT NO. 52
PROPERTY DESCRIPTION: Single-family Residence,
3 beds / 2 baths
PROPERTY SIZE: 37,550 sq. ft.
LOCATION: Traveling west along Marshall Road from Blue Hill Road, at the T-junction then turn left then right. The subject property is the fifth house on the right.
APPRAISED VALUE: \$258,000
13. **OAKES AIRPORT SUBDIVISION**
LOT NO. 20 Block 2
PROPERTY DESCRIPTION: Single-family Triplex Apartment Building
2 -2 beds/ 1 bath / 1-1 bed/ 1bath units
PROPERTY SIZE: 4,730 sq. ft.
LOCATION: On the northern side of a road reservation – approximately 263 feet east of Hawthorne Road
APPRAISED VALUE: \$163,000
14. **PARADISE CONDOMINIUMS**
LOT NO. 65
PROPERTY DESCRIPTION: Townhouse Unit 1 – Two-storey Apartment
PROPERTY SIZE: Floor area 1,215 sq. ft.
LOCATION: Eastern side of Faith Avenue North - 100 feet south of Hamster Road.
APPRAISED VALUE: \$150,000
15. **PINE BARREN ROAD**
LOT NO. 5
PROPERTY DESCRIPTION: Single-storey Duplex Apartment - 2 units - 2 beds / 1 bath
PROPERTY SIZE: 5,976 sq. ft.
LOCATION: Traveling east on Prince Charles from St. Augustine Road, take the second corner on the left. Heading south to the T-junction, turn right (Pine Barren Road) then head west to the second paved road on the left. The subject property is the fifth building on the right.
APPRAISED VALUE: \$156,000
16. **PINEWOOD GARDENS**
SUBDIVISION
LOT NO. 1467
PROPERTY DESCRIPTION: Single-family Triplex Apartment Building
2 -2 beds/ 1 bath / 1-1 bed/ 1bath units
PROPERTY SIZE: 4,730 sq. ft.
LOCATION: Traveling east along Bamboo Boulevard from East Street, take the first corner on the left, (Thatch Palm Avenue). Heading north along Thatch Palm Avenue, take the first corner on the right (Guinep Tree Street). The subject property is the third house on the right.
APPRAISED VALUE: \$162,000
17. **SANDILANDS VILLAGE**
LOT NOS. 7 and 8
PROPERTY DESCRIPTION: Single-storey Residence
With 3 apartments under construction
PROPERTY SIZE: Lot 7 – 7,970 sq. ft. Lot 8 – 8,419 sq. ft.
LOCATION: Traveling west along Sandilands Village Road from Fox Hill Road, take the ninth paved road on the left (Vanessa Close). The properties are situated at the northwestern side of the street.
APPRAISED VALUE: \$277,000
18. **SOUTH BEACH ESTATES**
SUBDIVISION
LOT NO. 1 Block 22
PROPERTY DESCRIPTION: Split Level Residential Building with 3 Apartment Units.
PROPERTY SIZE: Land 6,600 sq. ft.
LOCATION: Travel south along East Street from Bamboo Boulevard; take the first corner on the right (Bougainvillea Boulevard). Heading west on Bougainvillea Boulevard, take the second corner on the right; at the T-junction turn left (Oxford Drive). The property is the third house on the right at the western corner of Seville Drive and Oxford Avenue.
APPRAISED VALUE: \$237,000
19. **STAR ESTATES SUBDIVISION**
LOT NO. 67
PROPERTY DESCRIPTION: Two-storey Multi-family Building with four 2 beds/ 1 bath Units
PROPERTY SIZE: 7,000 sq. ft.
LOCATION: On the eastern side of Jupiter Way – approximately 200 feet west of Venus Avenue.
APPRAISED VALUE: \$520,000
20. **VICTORIA GARDENS**
SUBDIVISION
LOT NO. 168
PROPERTY DESCRIPTION: Single-family Residence – under construction
3 beds/ 2baths
PROPERTY SIZE: 6,000 sq. ft.
LOCATION: From Gladstone Road enter Victoria Gardens; proceed to the T-junction and continue traveling east. The subject property is the 13th lot on the left.
APPRAISED VALUE: \$90,000
21. **WESTRIDGE ESTATES**
SUBDIVISION
LOT NO. 99
PROPERTY DESCRIPTION: Single-family Residence – Split-level, 3 beds / 3 baths
PROPERTY SIZE: 1.039 acres.
LOCATION: Travel west along Westridge Drive from Atlantic Drive; the subject property is the 15th house on the left.
APPRAISED VALUE: \$1,200,000

VACANT LOTS

1. **BELLOT ROAD**
LOT NO. 60
PROPERTY DESCRIPTION: Single/ Multi-family lot
PROPERTY SIZE: 6,489 sq. ft.
LOCATION: Travel west along Bellot Road from McKinney Drive; take the first unpaved road on the left and head south. The vacant lot is the last property on the left.
APPRAISED VALUE: \$65,000
2. **BLACKBEARD'S TOWER DRIVE**
LOT NO. "P"
PROPERTY DESCRIPTION: Single-family Lot
PROPERTY SIZE: 10,000 sq. ft.
LOCATION: The subject lot is located on the southern side of a road reservation about 500 feet east of Fox Hill Road and south of East Bay Street.
APPRAISED VALUE: \$90,000
3. **CHARLOTTEVILLE SUBDIVISION**
LOT NO. 137
PROPERTY DESCRIPTION: Single-family Lot
PROPERTY SIZE: 8,771 sq. ft.
LOCATION: On the southern side of Charlottesville Boulevard.
APPRAISED VALUE: \$159,000
4. **CHURCHILL SUBDIVISION**
LOT NOS. 20 and 30, Block 2
PROPERTY DESCRIPTION: Commercial Development Lot
PROPERTY SIZE: 30,000 sq. ft.
LOCATION: Western side of Abundant Life Road - 500 feet south of B.E.C. power station.
APPRAISED VALUE: \$646,000
5. **COW PEN ROAD**
LOT NO. 4
PROPERTY DESCRIPTION: Multi/ Single-Family Lot
PROPERTY SIZE: 5,000 sq. ft.
LOCATION: Traveling east along Cow Pen Road from Spikenard Road, take the first corner on the right. The vacant lot is the fourth property on the left.
APPRAISED VALUE: \$60,000
6. **FOX HILL SUBDIVISION**
LOT NO. Parcel #1 and #2
PROPERTY DESCRIPTION: Multi-family lots
PROPERTY SIZE: Parcel #1 – 4,199 sq. ft. #2 – 3,348 sq. ft.
LOCATION: Traveling north along Grant Street from Dorsett Street, the subject properties are the 3rd and 4th lots on the left.
APPRAISED VALUE: \$61,000 combined
7. **GAMBLE HEIGHTS**
SUBDIVISION
LOT NO. 29 Section 3
PROPERTY DESCRIPTION: Multi/ Single-family lot
PROPERTY SIZE: 6,000 sq. ft.
LOCATION: Traveling south on Baillou Hill Road, passing Carmichael Road, take the 3rd corner on the left, Sunrise Road opposite St. Vincent Road. Heading south on Sunrise Road, take the 4th corner on the left, the subject lot is the 6th on the right.
APPRAISED VALUE: \$60,000
8. **HEMMINGWAY SUBDIVISION**
LOT NO. D
PROPERTY DESCRIPTION: Single-family lot
PROPERTY SIZE: 8,123 sq. ft.
LOCATION: Traveling along Coral Harbour Drive from Carmichael Road, take the first corner on the left, (Central Drive) and then the second corner on the right (Boundary Road). The vacant lot is the 11th property on the right.
APPRAISED VALUE: \$97,000
9. **ROCKY PINE ROAD**
LOT NO. Parcel of Land Portion of Crown Grant A5-23
PROPERTY DESCRIPTION: Multi-family Lot
PROPERTY SIZE: 13,406 sq. ft.
LOCATION: On the western side of Ismae Drive - 170 feet south of Rocky Pine Road.
APPRAISED VALUE: \$150,000
10. **SERENITY SUBDIVISION**
LOT NO. 8, Block 38
PROPERTY DESCRIPTION: Multi-family Lot
PROPERTY SIZE: 6,466 sq. ft.
LOCATION: Travel west on West Bay Street to Lyford Cay, proceed over the hill to the first corner on the left and then take a right at the T-junction. The vacant lot is the first property on the right.
APPRAISED VALUE: \$92,000
11. **SERENITY SUBDIVISION**
LOT NO. 7, Block 38
PROPERTY DESCRIPTION: Multi-family Lot
PROPERTY SIZE: 6,400 sq. ft.
LOCATION: Travel west on West Bay Street to Lyford Cay, proceed over the hill to the first corner on the left and then take a right at the T-junction. The vacant lot is the second property on the right.
APPRAISED VALUE: \$90,000
12. **SOUTH OCEAN ESTATES**
SUBDIVISION
LOT NO. 6 Block 7
PROPERTY DESCRIPTION: Single-family lot
PROPERTY SIZE: 11,738 sq. ft.
LOCATION: Travel south of Lyford Cay immediately pass Mount Pleasant; take a left onto South Ocean Boulevard to new South Ocean Estates. The vacant lot is property number 9 in block 7.
APPRAISED VALUE: \$155,000
13. **SOUTH SEAS SUBDIVISION**
LOT NO. 261
PROPERTY DESCRIPTION: Single-family lot
PROPERTY SIZE: 7,500 sq. ft.
LOCATION: Traveling along Carmichael Road turn onto Bacardi Road, take the seventh corner on the left and turn through the entrance gate. Take the first right then second left. The vacant lot is the 22nd property on the left.
APPRAISED VALUE: \$90,000
14. **SUMMER HAVEN ESTATES**
LOT NO. "A"
PROPERTY DESCRIPTION: Multi/Single-family lot
PROPERTY SIZE: 5,500 sq. ft.
LOCATION: The subject lot is in the vicinity of Summer Haven Estates and located on the southern side of Seal Link Avenue, 740 feet east of Baillou Hill Road.
APPRAISED VALUE: \$60,000
15. **VICTORIA GARDENS**
SUBDIVISION
LOT NO. 60
PROPERTY DESCRIPTION: Single-family lot
PROPERTY SIZE: 6,000 sq. ft.
LOCATION: Southwestern side of Victoria Gardens.
APPRAISED VALUE: \$66,000
16. **VICTORIA PARK SUBDIVISION**
LOT NO. 6
PROPERTY DESCRIPTION: Multi-family lot
PROPERTY SIZE: 6,707 sq. ft.
LOCATION: On the northern side of Bunch Street – approximately 60 feet south of East Street and opposite Calvary Deliverance Church
APPRAISED VALUE: \$67,000
17. **WEST WINDS SUBDIVISION**
LOT NO. 249
PROPERTY DESCRIPTION: Single-family Lot
PROPERTY SIZE: 6,000 sq. ft.
LOCATION: Eastern side of Spring Drive in West Winds Subdivision.
APPRAISED VALUE: \$117,000
18. **WEST WINDS SUBDIVISION**
LOT NO. 220
PROPERTY DESCRIPTION: Multi/Single-family Lot
PROPERTY SIZE: 9,281 sq. ft.
LOCATION: Enter the subdivision from Windsor Field Road to the t-junction, and then take a left, the lot is the 2nd on the left, on the eastern side of Kingfish Road.
APPRAISED VALUE: \$176,000
19. **WEST WINDS SUBDIVISION**
LOT NO. 445
PROPERTY DESCRIPTION: Multi/Single-family Lot
PROPERTY SIZE: 6,768 sq. ft.
LOCATION: The subject lot is located on the southern side of Tropic Road and Kingfish Road.
APPRAISED VALUE: \$129,000
20. **YUMA ESTATES SUBDIVISION**
LOT NO. "B"
PROPERTY DESCRIPTION: Multi/Single-Family Lot
PROPERTY SIZE: 8,828 sq. ft.
LOCATION: The subject lot is located off West Bay Street
APPRAISED VALUE: \$120,100

INTERESTED PARTIES SHOULD SUBMIT OFFERS INCLUSIVE OF TELEPHONE CONTACT AND POSTAL ADDRESS
TO: CB DISTRESSED PROPERTIES, CREDIT RISK MANAGEMENT DEPARTMENT, P.O BOX - SS-6263 NASSAU, BAHAMAS OR
EMAIL US AT: DISTRESSED.PROPERTIES@COMBANKLTD.COM * WE RESERVE THE RIGHT TO REJECT ANY OR ALL OFFERS.