

DISTRESSED LISTING

		PROPERTY ADDRESS	PROPERTY DESCRIPTION	DIRECTION	ISLAND
		#40/44 Little Orchard, Marsh Harbour, P.O. Box AB-20472	There are 3 apartments in the building. There are two 1 bedroom rental apartments each with a bedroom, bathroom and kitchen/living/dining room. The middle apartment contains 2,681 square feet comprising 4 bedrooms and 2 and a half bathrooms. The ground floor of the main apartment has a spacious open plan living/dining/kitchen, a large pantry closet and a study as well as the half bathroom.	Travel east on Baystreet ferry and take 3rd right. Subject property on RHS.	ABACO
		Lot #36, Sunrise Bay Subdivision, Marsh Harbour	Three storey residence with 3 bedrooms, 2.5 bathrooms living/dining and kitchen with wrap around porch.	Turn off Bay Street at Regattas condos, follow the road around to the electric security gate entrance to the Sunrise Bay Subdivision. After entering the gate, take the first right turn and the home will be 2nd on right side of the road.	ABACO
		Lot #7B of Dundas Town Crown Allotment #38	Single family: 3 bedrooms, 2 bathrooms and open plan living/dining/kitchen.	Proceeding west on Dundas Town Road and taking the left/south turn just after the former Daystar Bible Church, the subject home will be the first structure on the right/west side of the road. The home is badly damaged and derelict painted green with white trim at the time of inspection.	ABACO
		Lot# 354 Central Pines Estates Subdivision, west of Marsh Harbour	Single Story-duplex, each unit consists of two(2) bedrooms , two(2) bathrooms, kitchen, living/dining room.	Travel west on forest drive and turn left on the west most central pines drive. Take 1st right , then 4th left. Subject property is on LHS (Blue building with white trim)	ABACO
		Lowe Sound Situated on North Andros, Andros Island	single-storey building, Site area: 10,721 sq. ft.	Follow Queen's highway from Morgan's Bluff towards Lowe sound, follow road on waterfront, property located on LHS just after dock on RHS.	ANDROS
		Lot 91, Section 1, Bahama Terrace, Grand Bahama	Single-family residence: 3 beds; 2 baths, Site Size: 15,200sf or 0.35 of an acre	Travelling south on South Mall, take a left at the junction of Lunar Boulevard. Take the second right on Sea Hawk Cay. Take the first left on Zachary Lane. Subject property is the first house on the left.	FREEPORT

		Hamilton's Long Island, The Bahamas	Single story duplex,3 bedroom 2 bath home and on the other side is a 800 sq. ft. open space which is not complete. It comprises 3 bedrooms, 2 bathrooms, open kitchen and living space. The incomplete side has a partially completed kitchen.	Please contact realtor for more information.	LONG ISLAND
		Lot #3, Block #37 Hampton Street, Shirley Heights Subdivision	It is two single-storey houses front one with three bedrooms with closets, one bathroom, kitchen, living room and dining room. The house to the rear has two bedrooms with closets, one bathroom, living room, dining room and kitchen.	Traveling east on Wulff Road from Centerville turn left onto Hampton Street, then traveling north turn left onto Hampton Street and said property is the third on the left. House #18.	NASSAU
		Lot #1386 Breadfruit Street, Pinewood Gardens Subdivision	Single storey, designed to accommodate an entry porch, living room, dining room, kitchen, three bedrooms, two bathrooms, and a powder room.	Travelling West on Sapodilla Blvd from Windsor Place Road make the third left onto Willow Tree Avenue make the sixth right onto Breadfruit Street. The subject is the sixth building on the left #11.	NASSAU
		Lot #1 "Eves of Cable Beach Subdivision	The single storey home consists of 3 bedrooms with 3.5 bathrooms, a kitchen, living/dining room utility room, entrance porch, office, laundry room and garage.	Travelling East on West Bay street from the roundabout by Sandals Hotel, after passing Westwind resort, turn through the next corner on the LHS which is the entrance to Eves. After passing the security booth, the subject property is the 4th building on the LHS. The building is painted yellow trimmed with white.	NASSAU
		Lot #644, Major Road, Yellow Elder Subdivision	single-storey building, Site Area: 3,200 sq. ft.	Traveling North on Bethel Avenue South turn second corner left onto Major Road, travelling West pass three speed bumps said property is on the right. House #88. Painted white trimmed red.	NASSAU
		Lot 1040, Wooddove Close, Golden Gates II Addition, New Providence	single-storey residence with covered entry porch, living/dining room, kitchen, three bedrooms and three bathrooms.	From Fire trail road, travel west on Carmichael road, and after passing the Diplomat centre, turn through the next corner on the left which is JackFish drive. Proceed south on JackFish drive, and turn through the 6th corner on the right which is Wooddove Close and the subject property is the 5th building on the RHS. The subject building is painted yellow with white trim.	NASSAU
		Lot #A10 Obediah Avenue, Smith's Subdivision, New Providence	Single storey residence: 2 bed/2 bath, living area, dining area, kitchen, and entrance porch.	Traveling south on Springfield Road take the second left onto Obadiah Street, continuing north on Obadiah Street the subject property is the fifteenth one on the right	NASSAU
		Lot #8 Block 17, Westward Villas	Split-level residence: 2bedrooms and 1bathroom,study,living and dining room, kitchen, laundry	Traveling west on West Bay Street, from Bahamar Boulevard take the first right onto Rugby Ave, continuing south take the second right onto Yorkshire Street, continuing west the subject property is the Second one on the left.	NASSAU

Carlyle Realty	Carlyle Campbell 242-376-4215	Lot#287 Sapodilla Blvd, Pinewood Gardens, New Providence	A single-story residence that is designed with a covered entry porch, living/dining room, kitchen, sitting area, three bedrooms, and two bathrooms. There is an attached apartment that is comprised of a sleeping/living area, kitchen, and a bathroom.	From East Street South travel east on Sapodilla Boulevard after passing the first corner on the left-hand side [Thatch Palm Avenue] the subject property is the 5th building on the left-hand side. The single storey residence is #152 and is painted white.	NASSAU
Realty Solutions	Steven Cartwright 242-427-5525	Portion of Sandilands Allotment No. 87, Sandilands Village Road	Single storey triplex, Apt. #1, #2 – consists of 2 bedrooms with closets, 1 bathroom, living room, dining room, kitchen, hallway and linen closet. Apt. #3 – consists of three bedrooms with closets, two bathrooms, living room, dining room, family room, kitchen, hallway and linen closet, Site Area: 11,700 sq. ft.	Travelling North on Mula Lane from Sandilands Village Road. The subject property will be the seventh lot on the left.	NASSAU
HG Christie	Cara Collie 242- 427-8257	Lot #9 Rolle's Court Subdivision, New Providence	Triplex Residential property . Building size 2,109 sq. ft and lot size 9,100 sq ft	Traveling west on Soldier Road turn left through the entrance of Nassau Village onto Taylor Street. Continuing south on Taylor Street take the third left onto a road reservation, continuing east the subject property is the sixth one on the right situated on the corner of Rolle's Court and a road reservation.	NASSAU
Kyla Ralston & Associates	Cara Collie 242- 427-8256	Lot No. 44 Grantanna Subdivision Cowpen Road New Providence	Duplex: Unit1: 2 bedrooms, 2 bathrooms, living room, dining room kitchen and an entry porch. Unit2: 2 bedrooms, bathroom, living room, kitchen and an entry porch	Traveling east on Cowpen Road after passing Spikenard Road on the left continue east for an additional 1,000 feet take the next right through the entrance of Grantanna Subdivision onto Anna's Close. Continuing south the subject property is the ninth one on the left.	NASSAU
Realty Solutions	Steven Cartwright 242-427-5525	Lot #143 Kennedy Subdivision, New Providence	Single-family residential, four bedrooms, two bathrooms, living room, family room, dining room, kitchen and laundry room., Site Area 3,200 sq. ft.	Traveling east on Soldier Road from its intersection with East Street, take the 2nd corner on right, Kennedy Subdivision Road. Pass the 3rd corner on right, the subject property is the 5th on the left, house #59, painted teal trimmed in white.	NASSAU
Bahama Islands Properties	Arlington Capron 242-557-0048	Unit 19C, King's Court Condominium	Condominium, three bedrooms, two baths, a living room dining room and a kitchen.	Traveling west on Marshall Road turn right through the entrance of King's Court Subdivision onto King's Drive, continuing north on King's Drive the subject property is the sixth one on the left.	NASSAU
Bahama Islands Properties	Arlington Capron 242-557-0048	Lot #41 Block #1 Section 1 Sea Breeze Estates Subdivision New Providence	All that piece parcel or lot of land being lot No. 41 Block No. 1 Section 1 in the Sea Breeze Subdivision eastern district in the island of New Providence and running thereon the north by 110.00 ft. On the east by a road reservation and running thereon by 100.00 ft. On the south by 110.00 ft. And on the west by 100.00 ft. and having an area of 11,000.00 square feet.	Traveling south on Beatrice Avenue take the fifth right onto Palmetto Drive. Continue west around the right curve the subject property is the eighth one on the left.	NASSAU
Sand Solutions	Telesha Sanda-Pinder 242.602.7263	Lot #478 Lucayan Ridge Sub Grenada Avenue, Freeport	Single-family residence: 4 beds; 3 baths. All that piece, parcel or lot of land being Lot Number 478, in Lucayan Ridge Subdivision. The lot is rectangular in shape, is on a level grade and contains 21,250sf or 0.49 of an acre.	Travelling south on Coral Road from East Sunrise Highway, turn left on Grenada Avenue. Subject is the last house on the right.	NASSAU
Carlyle Realty	Carlyle Campbell 242-376-4215	Lot #2987/88 Michelle Ave, Sir Lynden Pindling Estates Subdivision House #25	All that piece parcel or lot of land running thereon the north by 100.00 ft. On the east by 50.00 ft. On the south by 100.00 ft. And on the west by a road reservation and running thereon by 50.00 ft and having an area of 5,000.00 square feet and being Lot No. 2987/88 in the Sir Lynden Pindling Estates Subdivision, eastern district in the island of New Providence.	Traveling west on Charles W. Saunders Highway turn left through the entrance of Sir Lynden Pindling Estates onto lady Marguerite Pindling Boulevard. Continuing south take the first left onto Lauren Street, continuing east take first left onto Michelle Ave. Continuing north on Michelle Ave the subject property is the fourth one on the right.	NASSAU