

# ELEUTHERA ISLAND SHORES

DOUBLE VIEW LOT, VEHICLE & HOT TUB

WALK TO SURFERS BEACH

MATURE LANDSCAPING AND FRUIT TREES



Contact: Geoff or Vicky Wells

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PRIVATE SALE

Agents

PRESENT ALL OFFERS

Full Commission Payable

Eleuthera Island Shores  
Section A, Part 4, Lots 1 and 2  
170' x 120'

## Secure your piece of paradise for under 50k

This three bedroom, two bathroom bungalow on a double hill top view lot is available for only \$249,000. Vendor will hold a mortgage with just \$49k down.

Huge front deck and very private rear deck give views of both Atlantic and Caribbean oceans. Stone walled double lot has twenty plus palm trees and many mature fruit trees including orange, mango, grapefruit, banana, papaya, avocado and more.

### PRICE INCLUDES

1994 Honda Passport  
Good reliable island transportation

- Fully Furnished
- 40,000 gallon cistern + town water
- Mature fruit trees
- Orange
- Grapefruit
- Lemon
- Lime
- Mango
- Banana
- Papaya
- Coconut
- Avocado

### PRICE INCLUDES

6 Person Hot Tub with lounge  
Massage Jets, Waterfall and Bubbles, CD

- Native stone walls
- Walk to Surfers Beach
- Huge entertainment size deck
- Atlantic View - front and back
- Caribbean View - front and back
- Roughed in apartment
- Garage + laundry room and storage
- Raised vegetable beds
- High speed Internet
- Direct TV
- 23' x 12' Master bedroom + en-suite
- Walkout to private rear deck



## Items Included in Price of House

In the out islands of the Bahamas, because of the difficulty of purchasing or importing furniture and appliances, it is common practice to sell property furnished.

### Living Room Furniture (4 years old)

- Green microfiber queen size pull-out couch
- Green microfiber 3-seater couch with recliners at each end
- Wood coffee table
- Wood end tables (2)
- Wood TV stand/sofa table (note all wood tables are matching)

### Dining Room Furniture (4 years old)

- Wood dining table with leaf (can seat 8 with leaf in table)
- Wood chairs with fabric seats - 2 side chairs, 2 arm chairs

### Bedroom Furniture (4 years old)

- Bamboo motif bedroom set includes - nine drawer dresser with large mirror, 2 - three drawer large night tables, King size headboard, King size pillow top mattress and box springs on frame

### Kitchen

- GE propane stove with self-cleaning oven (4 years old)
- Hotpoint Fridge with frost-free freezer (1 year old)
- Danby Turntable Microwave Oven (2 years old)
- Hamilton Beach countertop convection/roisserie oven (4 years old)

### Laundry

- Whirlpool multi-cycle/multi-level washing machine (1 year old)

## MISC ITEMS

### Linens

- Assortment of towels for bathrooms and kitchen
- Linens for King size bed and Queen size pull out bed

### Kitchen

- Set of Corelle dishes
- Set of cutlery
- Misc utensils
- Set of pots and pans
- Assortment of glasses and barware
- Baking dishes

Many other misc items too numerous to mention

Owners: Geoff and Vicky Wells

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Contact for appointment to view

TIME/PRINCIPAL @ 5%	\$ 100,000	\$ 150,000	\$ 200,000
10 YEARS	\$1,060.66	\$1,590.98	\$2,121.31
15 YEARS	\$790.79	\$1,186.19	\$1,581.59
20 YEARS	\$659.96	\$989.93	\$1,319.91



## Only \$1300 per month - (with just 49k down)

Don't put off your dream any longer. With just 49k down the vendor will hold a mortgage for the balance at just 5% interest. With a maximum term of 20 years your payments can be just \$1300 per month.

Theoretically you can get a mortgage at a Bahamian bank but practically, even with excellent credit, non-islanders are unlikely to qualify.

## Walk to Surfers Beach

An easy 10 minute walk (really) brings you to world famous Surfers Beach. What a great way to get your daily exercise. Learn to surf or walk to the North end of the beach and swim in the warm, crystal clear water of the reef protected Kiddie Pool.

## Between Gregory Town & Hatchet Bay

Moonscape is located in Eleuthera Island Shores approximately half way between Gregory Town and Hatchet Bay. Both communities have medical facilities, gas stations and grocery stores.

## Phone & High Speed Internet

Many parts of Eleuthera still do not have access to land line phones or high speed Internet. Moonscape has both and a Direct TV satellite dish already installed.

## Mature Landscaping & Stonework

Even in the tropics it can take many, many years to achieve the kind of mature growth available on this property. Imagine tree sweet oranges and grapefruits picked from your own trees. Banana and Papaya that grow like weeds. Almonds and Mangos you can pick from your private bedroom balcony.

Many thousands of dollars worth of native stonework and pathways complement the landscaping and define the property. There is always the opportunity for you to add your distinctive touches that will make this your home but without the backbreaking chore of taming the raw bush.