



*A Rare Opportunity
Canal Home with Private Dock
Exclusive Gated Community*



Canal homes in this community rarely come up for sale and this one is situated on the most select area of the canal with easy access to open water from the private dock. The home is centered on a full one acre parcel offering privacy and seclusion with mature foliage, flowering trees, and back lawn. The circular drive and center palm garden add a charming touch and give a sense of arriving home. The house is approx. 2800 sq. ft., with attached covered terrace and separate two-car garage.

Avalon Partners, Ltd., 150 Central Park South, NYC 10019
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The layout of the house is excellent and offers privacy, abundant living space, and good flow for entertaining; it is bright and airy. The covered patio offers an extension of the living/entertaining areas, and a place to sit "inside" while outside.

There are 3 bedrooms all with en-suite baths, and an additional powder room. The master suite has full wall of windows and French doors which open onto a terrace and the garden beyond. The master bath is enormous with separate shower, large corner soaking tub, and wall of windows. The additional bedroom suites are both large and bright with full baths. All rooms have ample closet and storage space.

Stunning views of the gardens, built-in pool, and canal can be enjoyed from the great room/living room. This room is the focal point of the home with vaulted ceiling, full wall of windows and French doors leading outdoors. Both the formal dining area and large eat-in-kitchen have vaulted ceilings as well. The kitchen has wall-to-wall windows and French doors opening to the covered terrace/open air dining room. There is a separate and large pantry and laundry room strategically placed off the kitchen. Almost every room in this home affords beautiful panoramas of gardens and water beyond. Although the home is cooled by constant sea breezes, it has full central air conditioning system.

There are sufficient grounds for family and entertaining, the pool and terraces are well placed, the foot paths are well organized around the formal lawn and mature gardens, and lead to the private boat dock. There is room on the property for additional structures and the entire property has underground irrigation.



Located within a prestigious gated community, this home is within walking distance to the famed Grace Bay beach and within two miles of restaurants, casino, championship golf, horseback riding, Mega Yacht Club, and Nikki Beach Resort. In addition to the international airport, there is a private jet and customs port less than 5 miles away. Direct flights from NYC are just under 3 hours; flights from Miami are approximately 90 minutes.

This home is in good condition and is ready for immediate move-in, however, updating may be desired. *As is, the asking price is \$1,400,000.* The current value of updated Canal homes in this community is in excess of \$2,300,000. This is a unique opportunity to purchase a great home at a fantastic price. This home is being offered for a *limited time only*; if sale does not occur, owner will update the home and list it on market next year.

As an off-shore entity, there are substantial tax/financial incentives to ownership in TC1. There is no income tax and no property tax. There is a one time fee for purchasing property, called a Stamp Duty. It is 9.75% and once it is paid there is never another tax, fee, or levy made on any properties.

Local financing is possible.

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To request a private showing, please contact:

Grace Lappin (212) 717-5477 or avalonpartners@aol.com

THE GUADELOUPE

2050 SQ. FT.
3 BEDROOM / 3 1/2 BATH DESIGN

The Guadeloupe has proven to be our most popular design. An elevated front porch entrance leads to a spacious living area with french doors opening on to a large back patio. A luxurious master bedroom enjoying a walk-in closet and double doors leading to the patio. A large ensuite bathroom featuring dual sinks, marble angled bath with built-in shower.


Each guest suite masterfully contains their own en-suite bathroom.

A modern all electric kitchen features an island counter, breakfast area, CE or Whirlpool appliances and a set of french doors leading onto the spacious patio.

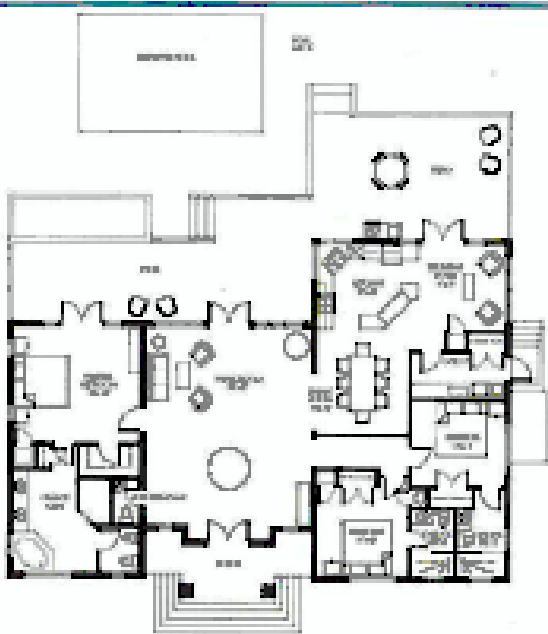
Utility space with washer and dryer.



Ample closets and storage space.

A several variations of the Guadeloupe design is available featuring 4 bedrooms and 3 bathrooms.



Legend Homes



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