

FOR SALE

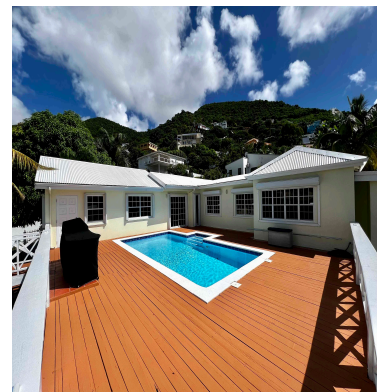
\$ 975,000.00 USD

Sint Maarten - St. Maarten

Almond Grove

Listing ID: 300014861056

Lovely corner lot villa in the exclusive gated community of Almond Grove with pool and lagoon / ocean views. This property consist of three bedrooms and two full bathrooms on main level as well as large living room / dining area and kitchen with center island. All opening on to pool deck with large BBQ and beautiful views. On the lower level there are two bedrooms both accesses from the out side which allows for short or long term rentals. One of these lower level bedrooms is large enough to make in to a one bedroom apartment. (A kitchenette would need to be installed) The house has off street parking for two vehicles and has a standby generator for the entire property. A large cistern allows for weeks of water should city water be off for any reason. The annual land lease payment due is \$1,110.56 (\$92.55 per month) and there is a home owners fee of \$500 which goes towards the association costs for 24 hour / 7 day a week security, road maintenance, garbage removal, full time gardener (for along roads) as well as for street lighting etc. The house was constructed in 1989, yet was re-done in 2005 (new elec



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