



## Luxury 5 Bed Villa For Sale in Grenada West



### Information de l'agent

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Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 2,690,677.7

### Location

Pays:	Grenade
Adresse:	Westerhall Point Road
Soumis:	02/12/2023

### Description:

Luxury 5 Bed Villa For Sale in Grenada West Indies

Esales Property ID: es5553961

### Property Location

Saint David's  
Grenada  
West Indies

Price in Dollars \$2,499,500

### Property Details

'FIDDLERS GREEN' GRENADA, WEST INDIES  
YACHTING MECCA OF THE SOUTHERN CARIBBEAN:  
DEEP WATERFRONT:



## JETTYBOAT/YACHT DOCK IN SAFE PROTECTED HARBOR , SECLUDED BAY

RARE OPPORTUNITY TO OWN ACCESS TO THE CARIBBEAN SEA & SOUTH ATLANTIC OCEAN FROM YOUR BACK DOOR. 30 FOOT JETTY CAN ACCOMMODATE APPROXIMATELY A 9 FOOT DRAFT 2.74 METERS, VESSEL ON A MED. MOORING. HURRICANE SAND SCREWS IN PLACE. THERE IS AN APPROXIMATE 12 FOOT 3.65 METERS CHANNEL LEADING TO THE JETTY.

## POSSESSION

Quick possession upon Buyers obtaining Alien Landholders License & Settlement.  
Additional Photos & Links available upon request.

## DETAILS OF HOME

### COLONIAL FRENCH WEST INDIAN STYLING: EXTENSIVE USE OF EXOTIC WOODS: FRENCH DOORS:

Nestled in the rolling hills of the Parish of St. David's, Grenada. Our home is a tropical retreat located on .5 acres plus, 23,540 square feet/ 2157square meters of gently sloping gardens leading to the sea. Design is reminiscent of French West Indian/ Traditional/ Colonial but with all the modern comforts. Exquisitely clean property.

The courtyard discreetly conceals the Pool from the street, and passersby tucked behind heavy tropical wooden garden gates & doors and framed by lush landscaping. There are panoramic bay views, and a dramatic backdrop of rolling hills in the distance. Abundant flowering gardens lovingly maintained. The house is surrounded with three covered decks and extensive lawns, with many mature tropical fruit bearing trees including banana, citrus, and pomegranate. The home features an open gourmet kitchen (all appliances convey upstairs, as well as downstairs kitchen.) The dining area is for six or more, as well as dining for larger parties on three covered decks. Large living/family room with open kitchen dining and bar area. Designer colors used throughout the home. The Master bedroom has a queen bed and an infinity view of the reef beyond. Three additional bedrooms, plus multipurpose room/at home office off the pool or downstairs. Enjoy a nap in the Garden Room with cool breezes any time of the day or night. Ample sized rooms and storage areas. Marble countertops in Master Bath. Wheelchair accessible upstairs & downstairs. High speed internet and security system in place.

## DETAILS OF NEIGHBORHOOD & PLACES NEAR BY

PRIVATE: Gated Community with security on Private Peninsula. (View Plat)

BEACHES: 5 beaches within a ten-minute walk from the subject property. (View Plat)

Within a 20-minute drive of home you will delight in the sugar white sands of world famous Grand Anse Beach voted one of the top 7 beaches in the world by the luxury travel magazine, Conde Nast.

AIRPORT & MEDICAL: Morris Bishop International Airport, St. Augustine's private hospital & two emergency nurses' stations, major shopping of Spiceland Mall & the Esplanade Mall at the cruise ship terminal, plus a 9 hole golf course with an excellent restaurant all with in a 20 minute drive as well as St.



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George's Medical & Veterinary School. NOTE: Earlier in 2023 the Grenadian government announced the approval of a new Medical Teaching Hospital to be built within 10 minutes of the subject property.

A LITTLE FARTHER AWAY: For extra night life away, and a change of pace, Barbados is only a fifty-five-minute flight from Grenada. Carriacou, our stunning 'Sister Island' to the north, is only a short hour and a half to two hours sea voyage aboard a high-speed ferry, from St. George's harbor.

TRANSPORTATION: A ten-minute walk to the bus station.

CONVENIENCES: There are two grocery stores within 8 minutes, and restaurants. A little farther away there are bakeries, gas stations, pharmacies, music lessons & fresh fruit stands. Fresh from the sea, seafood delivered by the fishermen, straight to your door occurs with pleasure.

NATURE PRESERVE: Live in peaceful harmony within our private protected Nature Preserve in the rolling hills of our private gated community of Westerhall Point.

MARINE FACILITIES: Two Boat Yards/Haul Out facilities, and Marinas, with restaurants and happy hour daily.

NEIGHBORS: Classy 'high end homes' where the residents are doctors, judges, pilots, attorneys, professors from the St. George's Medical School, and local business owners, most in the mature years of their lives, with a sprinkling of younger families as well.

PRIVATE ISLAND: The private island of Calivigny is about four miles ( as a crow flies) and is owned by a Frenchman, George Cohen & wife. The rates are \$ 130,000 US per night ( but then again – it's all inclusive smile.

STAFF: Hired help live close by, and rates are still very affordable.

## YEAR BUILT: REASON FOR SALE: ABOUT THE OWNERS

YEAR BUILT: 2008: Construction was supervised personally, during all stages of construction, daily by the Owners/Builders of this magnificent seaside home while they lived aboard their catamaran.

REASON FOR SALE: Age-Related.

ABOUT THE OWNERS: A Retired Merchant Marine Captain and real Estate Broker/Builder wife lived and sailed the turquoise waters of the Caribbean for seventeen years beginning in 1989. Later they established, through their church at Grace Lutheran, an empowerment program for young underprivileged girls of the island. They have also mentored five island children.

## ENGINEERS & ARCHITECTS

ENGINEERS: Work was drawn & monitored by Grenadian Master of Science/ Civil Structural Engineer, Kendrick Gabriel and British/ Grenadian Structural Mechanical Engineer, Alan Messenger.

ARCHITECT: Architectural Design by Owners/Builders, & Grenadian Architect involved with this project, Eric Johnson of Grenada.



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## MEASUREMENTS & ROOMS OF THIS SPACIOUS HOME

All measurements are 'Interior Measurements.' All measurements are under the roof. Updated Oct 04 2023.

All measurements are approximate. Most rooms overlook the sea.

### UPSTAIRS:

Entry Foyer/Storeroom & Laundry Room: 16'x18'4"

Garage 2 Car with work bench area 20'20'

### UPSTAIRS: CONTINUED

Garden Room/Entry foyer: 9'10"x 45' Includes Stairway to Downstairs

Powder Room: 4'4" x 7'4" + Powder Room Shelves 1'6" x 1' 8"

Livingroom: 15'6"x 26' Overlooking the Sea

Dining Room & Bar: 13.6"x 26.4 Overlooking the Sea

Master Bedroom/Bath/Dressing Room/Closets: 15'4"x 40' + Extension to Shower 3'2x 5'9" Overlooking the Sea

Outdoor Bath Extension/Porch with sink: 4'x7'

Kitchen/Gourmet Galley Kitchen, with Pantries: 9'5"x 25' Overlooking the Sea

### UPSTAIRS: SEPARATE ROOM:

Arawak Room: Bedroom & Bath off Pool: 10'2"x26'6" At Home Office/Multi use room, Overlooking the Sea

### UPSTAIRS CONTINUED: COVERED PATIO AREAS:

Balcony: 10'x28' Overlooking the Sea

Pool Deck facing tropical gardens 13'x45'8" Overlooking the Sea

Lani/Indoor/Outdoor Patio With Wooden Louvers: 17'x26' Overlooking the Sea

POOL: 13'x 24 Overlooking the sea Depth Max 5.5 feet

1.67 meters

### DOWNSTAIRS:

Foyer & 2 large Closets 10'6"x15'10'

Front Bonus Closet: Separate from Foyer: 14'8"x15'6" Overlooking the sea

Bedroom/At Home Office/Bath/Kitchenette: 15'9"x24' Plus Shelf area 2'2"x 4'6"

Livingroom: 12'4"x21'6" Overlooking the Sea

Dining Room/Kitchen 15'5"x19'6" Plus 3'9"x6' hall : Overlooking the sea

Back Bonus Closet: Store Room: 8'2"x13'5" – jut for Stairs 4'x6'

Bedroom/Shower/Sink Area: AKA: Qua Room: 13'6"x21'9" Overlooking the Sea

Bath: of Qua Qua Room: 6'3"x10'6" Overlooking the Sea

Bedroom: AKA Petit Bacye Room/Bath 13'6"x15' Overlooking the Sea

### DOWNSTAIRS: ADDITIONAL STORAGE AREAS/WORKSHOP ECT:



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Sail Loft/ Storage Room/At Home Gym: 7'10'22'  
Workshop & Equipment Storage Room: 7'10"x 21  
Gardners room

DOWNSTAIRS CONTINUED: COVERED PATIO AREA:  
Balcony: 3'7"x27'9" Overlooking the Sea

SEA PAVILION: LOCATED JUST AT WATERS EDGE:  
Sea Pavilion: Irregular measurements. Overlooking the Sea

SEA PAVILION CONTINUED: PATIO AREAS:  
Covered Patio 13'x31' Plus 7'x15. Overlooking the Sea

TOTAL SQUARE FOOTAGE: Interior Measurements under roof:  
Living space 5,520 Square feet 513 square meters.  
Covered Porches: 2,433 Square feet 226 square meters. Garage 400 square feet 37 square meters.  
Sea Pavilion: 400 Square feet 37 square meters.  
4 Buildings Total.

## RENTAL/LETS & AIRBNB POTENTIAL

Desirable, high-end property. Money machine/Ideally located for exclusive holiday Lets/Rentals or Seasonal Rentals/Lets. Private Guest Suites with separate entrance, 2 Bedrooms 2 Baths/Kitchen/Dining/Living Room. Sea Pavilion/Boat House diversified uses. Extensive entertainment possibilities with both.

## WHO THIS HOME WOULD MOST APPEAL TO

Yachties, blue water sailors, divers, deep sea fishermen, swimmers & marine oriented people.  
Value for Dollar/Pound/Euro, people who understand the exceptional value of this exceedingly strong, well-built home in this type of neighbourhood.  
Independent, free spirited, non-conventional, 'think outside the box' adventurer type. Individuals who love sophistication but appreciate casual elegance.  
Nature/animal lovers, beach goers, hiking and climbing, outdoors men and women.  
Exotic wood lovers.  
People who demand very high-quality construction, and attention to detail.  
People who appreciate quiet solitude in their neighbourhood, but on their own terms— enjoy the company of an intellectual, culturally diverse community to identify & socialize.  
Individuals who find multi-cultural living exciting/enriching and wish to learn more about other cultures, foods, customs, and lifestyles.  
Organic Gardeners & people who desire to grow their own gardens, herbs & spices, and have their own fresh tropical fruits and vegetables.  
We are known as the 'Spice Island.'  
People who desire to live freely, without daily stress, rush hour traffic, grey skies, high taxes, insurance, furnaces, coats, noise and impending strokes and heart attacks due to today's overprogrammed world.



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Safety conscious people, St David's Police Station is 15 minutes north by car.  
Any Remote Workers who desire to have the choice of 3 At Home Offices within the home.  
Educational Opportunities through T.A. Marryshow Jr. College & St. Georges Medical and Veterinary School ( as well as other curriculums) and some excellent secondary & private schools.

ACCORDING TO GOOGLE Sept 2023

QUESTION: What is the safest Caribbean Island to buy a Home:

ANSWER: Grenada is considered to be one of the safest Caribbean countries. It is a perfect place to relocate with a family and enjoy white sand beaches.

EXACTLY WHERE IS GRENADA, WEST INDIES?

Grenada is located by air, 3 hours, and 15 minutes south of Miami, Florida. 10 1/2 hours from London & 5.14 hours from Toronto, Canada. It is bound on one side by the Caribbean Sea & the other side, by the South Atlantic Ocean. Grenada is part of the Windward Islands and is one of the southernmost islands in the chain of islands in the Caribbean Sea. It is known as the 'Spice Island' and has beautiful beaches, lush forest, and waterfalls.

The Bahamas is located 1,358 airmiles to the northwest of Grenada.

Barbados is approximately 153 airmiles (246 Km) to the east northeast of Grenada.

Trinidad is approximately 103 airmiles (166 Km ) to the south of Grenada .

Margarita Island, Venezuela is approximately 170 airmiles (273 Km ) to the south.

Explore the enchantment of nearby South America, Machu Picchu, Rio & the gaucho/cowboy country of Argentina & Patagonian.

EXACTLY WHERE IS WESTERHALL POINT, GRENADA.

Located on a private peninsula surrounded by Chemen Bay on one side and Westerhall Bay on the other. The area surrounding this was once a Sugar Cane Plantation/Estate. This private gated community is nestled in the lush green rolling hills in the Parish of St. David's, Grenada, away from the noise and traffic of the city. Yet convenient to everything. Located in quiet Westerhall Point, about 20 minutes from Point Salines Airport, Grenada & our award winning, sugar white sand beach Grand Anse Beach. We are located on the southeastern side of the island, about 7 miles (11.3 Km) south-east of the capitol, St. George's. Nautically speaking, we are located at 12.0124496 degrees north by 61.7062854 west longitude. This is Grenada's premier, high end real estate community. 'The Point' as it is often referred to, is located on the southeast side of this tropical island paradise. It is about 15 to 20 minutes to the Grand Anse commercial & major shopping area. NOTE: Approval by the government already granted for a 2nd. Medical Teaching Hospital within minutes of home.

Additional Photos & Links available upon request.

DISCLAIMER

All information contained herein is in the opinion of the author & written in good faith.  
Information herein, is believed correct, but is not guaranteed. Square footage, distances, miles, directions,



dates, services available, and other data are approximate and available at the time of publishing. Measurements provided by the Owners are approximates and must be verified by Appraiser/ Evaluator etc. Some walls are a bit different from the plans of the house. If further verification is desired, it should be ascertained by agents, buyers, or buyer's solicitors. Sellers will cooperate in a timely manner and provide additional information requested of them. If not fully understood, parties should seek legal counsel from a competent solicitor.

## PHOTOS

All photos are subject to pending copyright restrictions and may not be used without the owner's written permission.

## ABOUT THE AREA

Grenada is a Caribbean island country located in the southeastern Caribbean Sea, at the southern end of the Grenadines archipelago. It is bordered by the Atlantic Ocean to the north and east, Saint Vincent and the Grenadines to the south, and Saint Lucia to the west. The country comprises the main island of Grenada, as well as the smaller islands of Carriacou, Petite Martinique, and Ronde.

Grenada is known as the 'Spice Isle' due to its production of nutmeg, mace, and other spices. The island is also home to a variety of other crops, including cocoa, bananas, and citrus fruits. Tourism is a major economic activity, and the country is known for its beautiful beaches, lush rainforests, and historic sites.

The capital of Grenada is St. George's, a port city on the northwestern coast of the main island. The city is home to a variety of historical and cultural attractions, including the Grenada National Museum, Fort George, and the Cathedral of the Immaculate Conception.

Grenada is a member of the Commonwealth of Nations and the Organization of American States. The country's official languages are English and French Creole.

Here are some additional facts about Grenada:

- Population: 112,000 (2020 est.)
- Area: 344 square kilometers (133 square miles)
- GDP (nominal): \$1.2 billion (2020 est.)
- GDP (PPP): 2.1 billion (2020 est.) \* Currency: Eastern Caribbean dollar (EC)
- Time zone: UTC-4
- Internet domain: .gd
- Calling code: +1-473

Grenada is a beautiful and diverse island country with a rich history and culture. It is a popular tourist destination and offers a variety of activities and attractions for visitors to enjoy.

## MAIN FEATURES:





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- 513m2 of living space
  - 2187m2 plot
  - 5 Bedrooms
  - 6 Bathrooms
  - Stunning Views
  - Private Parking
  - Private Garden
  - Private Pool
  - Close to essential amenities such as supermarkets and pharmacies
  - Close to many excellent bars and restaurants
  - Great base from which to discover other fantastic areas of the West Indies
  - Many excellent sports facilities, walking and cycling areas nearby
  - Rental Potential through Airbnb and Booking.com
  - Exclusive Access to The Caribbean Sea
  - 30-Foot Jetty
  - Panoramic Bay Views
  - Colonial French West Indian styling
  - Proximity to Beaches, Airport, Medical Facilities
  - Private Gated Community
  - Safest Caribbean Island
  - Multiple Covered Decks
  - Spacious Living Areas
  - Lush Landscaping

Contact us today to buy or sell property in the West Indies fast online

## Commun

Chambres:	5
Salle de bains:	7
Pied carré fini:	513 m <sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL:	<a href="https://www.youtube.com/embed/8H2P9GhaNFQ?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent">https://www.youtube.com/embed/8H2P9GhaNFQ?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent</a>
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## Contact information

IMLIX ID:	IX5.195.901
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