

### DISTRESSED LISTING - February 2025

ISLAND	REALTOR COMPANY	PROPERTY ADDRESS	PROPERTY DESCRIPTION	LIST PRICE	DIRECTION
ANDROS	Kyla Ralston & Associates Limited Cara Collie 242- 427-8256	Lot #256 Nicholls Town	<p style="text-align: center;"><b>Single Family</b> -1,705 sq. ft. The home is comprised of 3 bedrooms, 2 bathrooms, living room, dining room, kitchen, laundry room and an entry porch.. Lot size -10,800 sq. ft.</p>	\$ 88,200.00	<p>Traveling north on Queens Highway at the end of the road take a right at the T-Junction continue east around the curve now heading southeast. Continuing southeast after passing Henson's Appliance Store take the second left through the entrance of Andros Beach Colony, continuing east take the first left, now traveling north take the first right. Continuing east the subject property is the ninth lot on the left and having the follow</p>

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FREEPORT	Sand Solutions Telesha Sanda-Pinder 242.602.7263	Lot# 25, Block 3, Unit 4, Plover Place	<b>Single family residence</b> -3 Bedrooms, 2 Bathroom/12,400sf or 0.284 of an acre	\$ 110,000.00	Travelling east on East Sunrise Highway, turn left on Balao Road. Turn left on East Indiaman Road. Take the second first right on Widgeon Road. Turn right on Plover Drive. Subject is the third house on the left
NASSAU	Sand Solutions Telesha Sanda-Pinder 242.602.7263	Lot No. 864 Pinewood Gardens Subdivision	<b>Single Family Residential</b> 5,000 sq ft -The home is comprised of a living room, dining room, family room, a study, laundry room, kitchen, carport and an entry porch. The building also has an asphalt shingled roof and aluminum awning windows, with the floor being ceramic tile. OTHER EXTRAS:	\$ 210,000.00	"Traveling west on Pinewood Boulevard turn left onto Thatch Palm Ave. Continuing south on Thatch Palm Ave take the fifth left onto Cascarilla Street. Continuing west on Cascarilla Street the subject property is the sixteenth one on the left."
NASSAU	Sand Solutions Telesha Sanda-Pinder 242.602.7263	Lot No. 74, Jacaranda Estates Subdivision, New Providence	<b>Townhome Condominium Complex</b> – 7,500 sq. ft. Three units -each unit has three bedrooms, two & a half baths, open floor plan, living room, dining room, laundry closet, storage, staircase alcove and kitchen. Amenities include swimming pool and pool house. Lot size –22,297 sq. ft.	\$ 1,634,466.00	Traveling West on Western Road, turn left through the entrance of Jacaranda Estates, continuing south take the first right, continuing west take the first left, continuing south take the third left. Continuing east the subject property is the third lot on the right.
ABACO	Sand Solutions Telesha Sanda-Pinder 242.602.7263	Lot No. 18 portion of Murphy Town Crown Allotment No. 122, Abaco, Bahamas	<b>Single Family Residence:</b> The home is comprised of four bedrooms, two bathrooms, a living room, dining room, kitchen and entry porch Lot size –6000 sq. ft	\$ 85,000.00	Starting at the western end of Forrest Drive traveling east take the second left onto a road reservation. Continuing north the subject property is the sixth one on the right, tan with green trim and having the follow Google Maps GPS Location: 26°33'17.8"N 77°06'24.6"W
NASSAU	Sand Solutions Telesha Sanda-Pinder 242.602.7263	Lot No. D Portion of Crown Grant A6-57 Lot No. 16 of the Gladstone Road Crown Allotments	<b>Vacant Lot</b> : comprising an area of 8,210 square feet.	\$ 85,000.00	Traveling east on Rocky Pine Road form Gladstone Road take the first right onto a road reservation, continuing south the subject property is the fifth lot on the left and having the follow Google Maps GPS Location: 25°01'17.1"N 77°23'41.4"W

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NASSAU	Sand Solutions Telesha Sanda-Pinder 242.602.7263	Lot No 240 Twynam Heights SubDivision	<b>Single Family Residence:</b> Building appears to be structurally sound and is in average condition. 4 bedrooms and 3 bathrooms. Square feet 9800	\$ 337,000.00	Headed South on Tynam Heights Blvd take the 1st corner on left. At T junction make a left then take 1st corner on right. Subject property is 1st on left, painted brown.
NASSAU	Sand Solutions Telesha Sanda-Pinder 242.602.7263	Lot NO. 295, Flamingo Gardens Subdivision	<b>Single Family Residence 5000 SQ FT.</b> The home is comprised of three bedrooms, one bath, a living room, dining room, kitchen, utility room and entry porch	\$ 95,000.00	Traveling west on Carmichael Road turn left through the entrance of Flamingo Gardens onto Bahamas Blvd, continuing south after passing Sir Gerald Cash elementary School take the first right. Continuing south take the first left onto Srilanka Drive, continuing east the subject property is the eleventh one on the right.
NASSAU	Carlyle Realty - Carlyle Campbell 242-601-4813 / 424-376-4215	Lot No. 4 King Sub, Off Marshall Rd, New Providence	<b>Multi Family Residential</b> 6,759 sq ft Unit No. 1 is a two story townhome comprised of two bedrooms, two and one half bathrooms, with a living room dining room family room, kitchen and an entry porch. Unit No. 2 is a one bedroom, one bathroom, with a living room and kitchen.	\$ 290,000.00	Traveling west on Marshall Road from Blue Hill Road South continuing west take the first right onto Tayoo End, now traveling north on Tayoo End the subject property is the last one on the right at the end of the cul-de-sac.
ABACO	Sand Solutions- Telesha Sanda-Pinder 242.602.7263	Lot 143 Central Pines Subdivision, Abaco	The duplex consists of 1, 2-bedroom 1 bathroom, a kitchen, living / dining room area and entrance/back porch and the other unit, 3 bedroom 2 bathrooms living / dining room area and entrance/back porch.	\$ 85,500.00	Traveling southeast on Forrest Drive turn right through the entrance of Central Pines onto Central Pines Drive. Continuing south take the first right, continuing west take the first right. Now heading north continue around the left curve, now heading northwest, continue around another left curve now heading southwest, after passing the first corner on the left continue southwest the subject property is the eighth one on the left and having the follow Google Maps