

DISTRESSED LISTING - November 2024

| ISLAND | REALTOR COMPANY | PROPERTY ADDRESS | PROPERTY DESCRIPTION | LIST PRICE | DIRECTION |
|----------|--|--------------------------------------|---|--------------|--|
| ANDROS | Kyla Ralston & Associates Limited Cara Collie 242- 427-8256 | Lot #256 Nicholls Town | Single Family -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. | \$ 98,000.00 | 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 |
| FREEPORT | Sand Solutions Telesha Sanda-Pinder 242.602.7263 | Lot 9 Block 11 , Unit 5 Licoln Green | Single Family - 1,998 sq. ft. home is comprised of 3 Bedrooms, 2 Bathroom, kitchen, living room 1,998 sq. ft. Lot size –12,141 sq. ft. | \$ 50,000.00 | Travelling east on Grand Bahama Highway, turn right on Churchill Drive. Turn left on Abbey Drive into Lady Lake subdivision. The subject is located about 0.1-mile on the right. |

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| FREEPORT | Sand Solutions Telesha Sanda-Pinder 242.602.7263 | Lot# 25, Block 3, Unit 4, Plover Place | Single family residence -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 |
| FREEPORT | Sand Solutions Telesha Sanda-Pinder 242.602.7263 | Lot No. 864 Pinewood Gardens Subdivision | Single Family Residential 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." |

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| NASSAU | Sand Solutions Telesha Sanda-Pinder 242.602.7263 | Lot No. 70 St. Andrews Beach Estates Subdivision, New Providence | Multi Family – Triplex -4,215 sq. ft. . This two storey triplex apartment complex comprises of: Unit No. 1 - one bedroom, one bathroom, with a living room, dining room, and a kitchen. Unit No. 2 - two bedrooms, two bathrooms, with a living room, dining room, kitchen and an entry porch. Unit No. 3 is comprised of two stories, with three bedrooms, three bathrooms, a living room, dining room, family room, kitchen, carport an entry porch. Lot size –9,550 sq. ft. | \$ 360,000.00 | "Traveling east on Yamacraw Hill Road turn right through the entrance of St. Andrews Beach Estates onto St. Andrews Beach Drive, continuing south the subject property is the second one on the left." |

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| ELEUTHERA | Sand Solutions Telesha Sanda-Pinder 242.602.7263 | Lot Nos. 27 & 29 in The Settlement of Current, On The Island of Eleuthera, | Single-family – 2,250 sq. ft home comprised of three bedrooms, 2 baths, living room, dining room, kitchen, carport, basement and entry porch. Lot Size –10,157 sq. ft Additionally, there is small building in the front yard approximately 500 sq ft that was previously used as an ice cream shop. | \$ 207,000.00 | "Traveling southwest on Current Road take the first right onto Church Street, continuing southeast on Church Street, the subject property is the second house on the left and having the follow Google Maps GPS Location: 25°24'29.4""N 76°46'53.9""W" |
| NASSAU | Sand Solutions Telesha Sanda-Pinder 242.602.7263 | Lot No. 74, Jacaranda Estates Subdivision, New Providence | Townhome Condominium Complex – 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 leftt, continuing south take the third leftt. Continuing east the subject property is the third lot on the right. |
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| NASSAU | Sand Solutions Telesha Sanda-Pinder 242.602.7263 | Lot No. 18 portion of Murphy Town Crown Allotment No. 122, Abaco, Bahamas | Single Family Residence: 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 | Vacant Lot : 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 | Single Family Residence: 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 | Single Family Residence 5000 SQ FT. 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 | Ewa Mellor 242-727-2177 | Lot #281 Mohogany Street, Pinewood Gardens, | Single Family Residence – 1456 sq. ft. home is comprised of 3 bedroom 2 bathroom. The home has been separated into three sections; each comprising of 1 bedroom, 1 bathroom, kitchenette, living room and an entry porch. Lot Size 5,000 sq.ft. | \$ 90,000.00 | Traveling west on Pinewood Boulevard turn right onto Bay Geranium Ave. Continuing north after passing Sappodilla Blvd continuing north the subject property is the second one on the left located on the corner of Bay Geranium Ave and Mahogany Ave. |

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| FREEPORT | Cara Collie 242- 427-8256 | Lot 40, Sunset Subdivision | Single Family Residential-8,752sf 3 bedrooms, 2 bathrooms, living/dining area, kitchen, laundry room and entrance porch. | \$ 95,000.00 | Travelling west on Pioneer's Way West, from West Atlantic Drive, subject property is located about 0.7 mile on the right. On the eastern side of the corner of Imperial Lily Close. |
| NEW PROVIDENCE | HG Christie | Lot #28, Unit 2 , Section 111, Regency Park Subdivision | Single Family Residence 11,409 sq. ft.- 3 bedrooms , 2 bathrooms. 11,409sf | \$ 60,000.00 | "Travelling west on West Sunrise Highway, turn right on Regency Boulevard. Turn left on Brompton Road into Regency Park Subdivision.Take the first left on West Regency Drive. Take the first right on Brighton Avenue. Subject is the last structure on the left green trim with white." |
| | Ewa Mellor 242-727-2177 | | | | |
| NASSAU | Ewa Mellor 242-727-2177 | 206 Sulgrave Manor, Nassau Bahamas. | Multi-tiered condo complex 3 bedrooms , 3 bathrooms. 2,117sf | \$ 445,000.00 | Located directly between SuperClubs Breezes Hotel and Bahamar Resort Hotel. |
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| NEW PROVIDENCE | Carlyle Realty - Carlyle Campbell 242-601-4813 / 424-376-4215 | Lot No. 4 King Sub, Off Marshall Rd, New Providence | Multi Family Residential 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. |
| ANDROS | Realty Solutions Steven Cartwright 242-427-5525 | Lowe Sound Situated on North Andros, Andros Island | Single family Residence 11,790 sq ft | \$ 27,000.00 | Follow Queen's highway from Morgan's Bluff towards Lowe sound, follow road on waterfront, property located on LHS just after dock on RHS. |
| NASSAU | Ewa Mellor 242-727-2177 | Unit No. 12 Hilltop Condominiums Centreville Subdivision Second Terrace Collins Ave | Condominium Residential 850 sq ft The unit is comprised of a living room, dining area, two bedrooms, two bathrooms, a kitchen and a rear patio. The building also has an asphalt shingled roof, glass jalousie windows, with the floor being ceramic tile and carpet. | \$ 175,000.00 | Traveling south on Collins Ave from Shirley Street continuing south take the second left onto Second Terrace, traveling east, the subject property is the second one on the right. |