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CENTURY 21 Island Realty, Airport Road Unit# 34 A, Opposite Banco Di Caribe, Sint Maarten

Pointe Pirouette 3 Bedroom Waterfront Villa With Boat Slip For Sale

SXA# 777

Point Pirouette 📍 Sint Maarten

MLS# 1150913

Single Family Homes

1,199,000



SXA#: 777

District/Area: Point Pirouette
Region/Country: Sint Maarten
Prop.Type: Single Family Homes
Prop.View: Water View
Beds: 3
Baths: 3.0
Living Space: 1 m²
Land Area: 1 m²
Class: Residential

Features and Amenities

Outdoor Features

Garden

Security

Security System

Swimming Pool

On-Site Pool

Furnished

Fully Furnished

Yard / Landscaping

Terrace

Distinctive Features

Gated Community

Parking - Spots

Ample Parking

Patio - Deck - Porch

Patio

Balcony

Remarks

Pointe Pirouette 3 Bedroom Lagoon Villa For Sale with Boat Slip.

Located within the private and secure community of Point Pirouette, Century21 presents a 3-bedroom waterfront villa with boat dock. The land size is 491 square meters and the home owner ffes are only \$ 2500 per year.

The villa offers 150 square meters of total living space. The three spacious bedrooms; a master bedroom with a whirlpool bath, two sinks, a shower and a separate toilet. Second bedroom with toilet, sink and shower, and a third guest bedroom that shares the one additional bathroom (hall) with toilet, sink and shower.

The villa offers an open-plan dining and living room.

Conveniently located laundry room with counter, sink and cabinets and connection for washer and dryer. The professional kitchen is outfitted with new stainless steel appliances, granite counter tops, tile backsplash and solid wood cabinets.

And the feature of the outdoors is the 5/4 x 6 treated pool deck with pergola. Amazing views and coffee from here!

Point Pirouette Villa Improvements

The owner has made improvements with new corrosion-proof air conditioning throughout house. Additionally the swimming pool with marble coping and "river rock" pool finish is also new upgrade.

All new electric, plumbing, concrete roof and paint.

Andersen windows and doors with hurricane proof glass.

Travertine marble floors throughout.

Villa With Boat Dock

Located directly on the famous Simpson Bay lagoon with 18' x 36' boat dock. The existing channels offers you the chance to upgrade to a mega yacht if you need to. At present you have a 10,000 lb. electric boat lift.

Long lease for water rights \$ 2,500 per yr.