



**Ritika Nanwani**  
Broker / Owner

Office: (721) 545-5700  
Mobile: (721) 526-1819  
Mobile: (721) 545-5800  
info@c21sxm.com  
https://century21stmaarten.com

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 m<sup>2</sup>

**Land Area:** 1 m<sup>2</sup>

**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.