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

# Pointe Pirouette Homes – Maison Bonheur Lagoon Villa With Boat Slip

**SXA# 1066**

Point Pirouette 📍 Sint Maarten

**MLS# 1145030**

Single Family Homes

**1,650,000**



**SXA#:** 1066

**District/Area:** Point Pirouette

**Region/Country:** Sint Maarten

**Prop.Type:** Single Family Homes

**Prop.View:** Ocean Front

**Beds:** 4

**Baths:** 3.0

**Class:** Residential

## Features and Amenities

### Condition

Well Maintained

### Outdoor Features

Landscaped  
Dock  
Garden  
Jetty  
Private Setting  
Bay

### Security

Security Guard  
Security Gate  
Night Security  
24-Hour Security

### Boat Access

Boat Dock  
Boat Access  
Private Boat Access

### Yard / Landscaping

Yard  
Patio  
Terrace  
Fully Walled

### Patio - Deck - Porch

Private Patio  
Deck  
Private Deck  
Private Balcony  
Multiple

**Near By**

School(s)  
Shopping  
Golf Course  
Town  
Fitness Center  
Tennis Courts  
High School  
University  
College  
Recreational Activities  
Restaurants  
Casino(s)  
Marina

**Swimming Pool**

On-Site Pool  
Inground Pool  
Heated

**Location Features**

Water Shore  
Water Access  
Quiet Area  
Lake access  
Water front

**Remarks**

Lagoon front 3 bedroom villa in Point Pirouette with 70 foot boat dock.

This totally remodelled, Greek-style lagoon front Villa is located in the gated community of Pointe Pirouette Homes. The Villa is north facing with constant gentle breezes coming off the lagoon and ocean to the east.

Built entirely of concrete the Villa is completely hurricane proof and is being sold turnkey. The house has 3 suite sized bedrooms each with en suite baths and an extra guest bathroom for added convenience. Each room has an attached balcony and ocean views from all angles. The rooftop terrace and private heated pool with large deck and gazebo are both ideal for day lounging or entertaining in the evening. All communal rooms are separated and include a laundry room, kitchen, formal dining and living room.

The large 70-foot long boat dock is private and has a lift capable of handling boats up to 20,000 pounds. An additional storage room is located under the pool.

The home also has a detached guest house that may be used for long or short term rentals and an air-conditioned studio that can be converted to a gym, yoga studio and/or used for extra storage. The tropical manicured garden has an automated irrigation system and installed garden lighting.