



## SOLD - 12 OCEANHILL BLVD, BAHAMA TERRACE

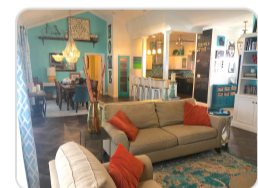
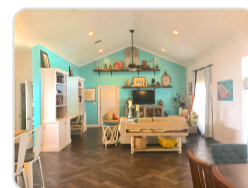
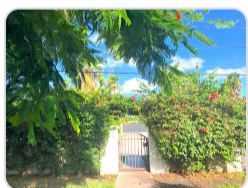
**\$375,000**



**MOSKO EXCLUSIVE**

<b>Address:</b>	12 Oceanhill Blvd
<b>City:</b>	Grand Bahama/Freeport
<b>Lot Size:</b>	14,562 sq. ft.
<b>Listing No:</b>	6597
<b>Beds:</b>	3
<b>Baths:</b>	2.5
<b>Living Area:</b>	2,541 sq. ft.
<b>Year Built:</b>	2009
<b>Status:</b>	sold

### PROPERTY GALLERY



### PROPERTY DETAILS

New on the Market - Motivated Seller, Seller Leaving Island! Situated on the canal in a well developed neighborhood of Bahama Terrace sits this inviting family home just 1,000 feet from the beach on the southern side of Grand Bahama. This home is built using the ICF system, completed with Spanish roof tiles. The 14,562 sq. ft. yard is completely fenced in along the canal and the sides with a chain link fence. The front has a 5' perimeter concrete wall with an aluminum walk thru gate and an electric drive thru gate. This 3 bedroom 2 1/2 bathroom home is built for a family! As you enter thru the front door, you are greeted with a warm inviting great room which houses the living room, dining room and kitchen boasting 10' cathedral style ceiling. The open floor plan allows you to interact with your family and guests easily. There are ample hurricane windows and doors giving the home lots of natural sunlight. Just off of the Great Room, there is a half bathroom. The

fully equipped kitchen boasts stainless steel appliances, gas stove and oven and a dishwasher along with solid wood cabinets and granite counter tops. Home is also complete with a large utility room complete with the washer and dryer. This utility room is located near to the entrance, great location to be used as a Mud Room. The two guest bedrooms are located on one side of the home and the master suite is on the other side of the home, giving your guests privacy. All the bedrooms are spacious and complete with large closets. Both guest bedrooms share a very spacious bathroom with double sinks. For the outdoor lovers and boaters, there is a new boat dock that was just installed. You can enjoy outdoor entertaining on the spacious covered back patio overlooking the waterway and your spacious back yard. This home is fully equipped for power outages with a 17 kw guardian propane backup generator with an automatic generator switch that automatically turns the generator on in the event of a power outage. Other features of the home includes: Easy to close Hurricane Shutters Crown Molding throughout Ceramic Tile throughout recessed lighting 3 central a/c units - saves money by only using the areas you are in. Energy efficient home, propane clothes dryer and water heater. Home is being sold unfurnished but if furniture is needed it can be negotiated. Appraised for \$435,000 but listed at this low price for a quick sale! Let us open the doors to your new home, call Mosko Realty Ltd. today for your private tour 242-351-6445 or email us at [gbinfo@moskorealty.com](mailto:gbinfo@moskorealty.com).

## AGENT DETAILS



### Deanna Battello

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Raised on the Island of Grand Bahama where she graduated as Head Girl from Freeport Anglican High School (now known as Bishop Michael Elsdon High School) and went off to the Big Apple to further her studies. Deanna returned home in May 2001 after graduating with High Honors from College of Mount Saint Vincent with a Bachelor of Science Degree in Biology and a minor in Chemistry.

What started out as Deanna coming to the office in 2002 to assist her parents as a past time has now turned into Deanna being a vital asset to the Grand Bahama Office. She passed Bahamas Real Estate Association Realtor licensing exam in 2004 and has been successful in her career in real estate since then as a Licensed BREA Realtor.

Deanna really listens and puts herself in her clients shoes to ensure her clients needs are fully addressed. Her main priority is to ensure her clients are happy and satisfied and then everything else comes naturally.



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