

21 SHORELINE

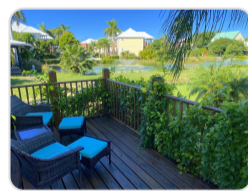
Lease Price \$4,250



MOSKO EXCLUSIVE

Address:	21 Shoreline
City:	Grand Bahama/Freeport
Lot Size:	0 sq. ft.
Listing No:	6805
Beds:	4
Baths:	3.5
Living Area:	2,800 sq. ft.
Year Built:	2009
Status:	For Rentonly

PROPERTY GALLERY



PROPERTY DETAILS

Shoreline is Grand Bahama's premier gated beachfront community, and No 21 has arguably the best position in it. This well-maintained family home sits quietly at the end of a lane where it has an enviable sense of space and a truly spectacular selection of views. The south deck has a clear view of the ocean, with lush tropical gardens all around. This spacious deck delivers a magnificent entertainment area with it's own dining table and lounging area. The BBQ - scarcely used - is included in the sale price. Two swimming pools are just a few steps away from your back deck. It is an ideal spot for chilling out, dozing in the Bahamian ocean breezes while you watch the hummingbirds hover and the mockingbirds sing. The north deck (Front entrance Deck) is a new addition, designed to make the most of the wonderful views over the lake. It is cool and shady in the morning - a perfect place to read the papers and enjoy your coffee. The deck also provides magnificent

lake sunsets. For most of the year the balustrade is a riot of colour. A bright orange Mexican vine, a purple clerodendron, and two vibrant yellow allamanda all fight for dominance. But scent plays its part too - confederate jasmine, fragrant frangipani and night-scented jasmine all mingle to create a heady tropical perfume. From either deck it is an easy 200 yard stroll to the beach. Four miles of firm white sand - perfect for beach-strolling. Stingrays and bonefish are often seen in the shallows. There is only one hotel on the entire beach, so it is never crowded. Three simple beach restaurants just a walk away offer fresh Bahamian seafood and crisp, cool beer. The house itself is airy, spacious - and very well-built. It has survived several major hurricanes with only superficial damage. It sits high on solid piles, allowing the wind to pass under the house. For your added convenience and comfort, should there be a power cut the house has a large and modern propane generator which will switch on automatically. Accommodation is on two floors and comprises of four bedrooms (one currently used as a study) three bathrooms and a Powder Room. There is a small work area upstairs, with desk and glorious views. The main living/cooking/dining area is open-plan and airy, with all-round views to the gardens, the lake, and the ocean. It also benefits from a massive 64-inch smart-TV! Appliances (the dishwasher and American fridge-freezer) are almost new. Great effort has been made to make the house energy-efficient. The roof was recently painted with heat-reflective paint, and the loft has been lined with insulating foam. The downstairs fans were replaced with hyper-efficient "Mathews" fans. An entirely new air-conditioning system was installed together with a whole-house dehumidifier system. This keeps the atmosphere comfortable no matter how humid it is outside, reducing demand for air conditioning and in return your power costs. Each floor has been recently re-equipped with its own five ton ac unit, so it is never a problem to cool down rapidly. This is a genuine home from home, and one of the best-equipped on the island. Pretty much everything you need is included. You even get a car parked on the driveway, all gassed-up and waiting for you! All you need to bring is your clothes, some sheets, and you're good to go! Included in the sale is a Suzuki Grand Vitara SUV with 74,000 miles on the clock. No guarantee is offered, but the car has been regularly maintained and is believed to be in good mechanical order. Grand Bahama Island offers most of the facilities associated with busy Nassau (a hospital, international airport etc) whilst retaining the quiet charm of the sleepier out-islands. The Shoreline community is made up of made up of 74 homes; eight pools which includes a lap pool; a well-equipped gym; three tennis courts; and 24-hour security. There are regular community get-togethers, with a bar night each Wednesday during the cooler months. The Lucaya International School is situated less than a mile away. Offered Exclusively by Mosko Realty Grand Bahama. [social_warfare]

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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