

SUGAR MILL  REAL ESTATE



Price  
\$895,000

FARLANDS 

Size of Property  
2 acres

Square Footage  
3173 square feet

Farlands is a loaded with charm and tradition, situated in Montpelier Estate with sweeping views of the ocean and nearby islands of St. Kitts, Saba and Nevis Peak. Set amongst beautiful tropical plantings, the rambling home fits comfortably into its surroundings. Splashes of bright colors enliven the house which is casual and comfortable. Adjacent to the main living area is a charming guest cottage, outdoor pavilion, and artist studio. The perfect home for a buyer looking for privacy, charm and West Indian character, such as traditional wooden lattice and colorful tiles. Home is in the unique position for views of both Nevis Peak and St. Kitts.

Bedrooms/  
Bathrooms  
3 / 3.5

Pool  
Yes





### **Additional Information**

**Location:** Montpelier Estate

**Age of Home:** Built in 1992

**Square footage:** 3173 sq. ft. total under roof

**Living Area:** Main house section with 1659 sq. ft. includes large living room furnished with comfortable island-style furniture.

**Guest House:** Spacious 734 sq. ft. guest quarters with separate kitchenette and bathroom, and huge outdoor living room-type veranda.

**Pavilion & Studio:** Open-air pavilion and studio totaling 780 sq. ft. with half bath.

**Bedrooms:** Master bedroom with king four-poster bed; additional bedroom is located on the lower level with two double beds and ensuite bath; third bedroom in separate guest cottage.

**Baths:** 3.5

**Kitchen:** 252 sq. ft. galley-style kitchen

**Contractor:** Wedge Pemberton

**Architect:** Ted Cox

**Generator:** Yes

**Electric:** Nevis Electric Co.

**Cistern:** 35,000 gallons

**Pool:** 12' x 24' surrounded by Saltillo tile deck

**Construction:** Block & masonry

**Roof:** Galvanized metal

**Description:** Carport and storage are located on the garden level. Property is completely fenced. House is located in the popular Montpelier area near the Montpelier Plantation Inn and the Botanical Garden of Nevis.

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*The above information is believed to have been gathered from reliable sources, but is based upon information gathered from third parties, therefore may not be complete or totally accurate.*

**For more information:**

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