



Price  
\$1.25 million

HAPPY UP 

Size of Property  
3 acres

Absolutely charming country property—Caribbean style—on wonderful open property filled with flowering and fruit trees, stone walls, and fabulous sunset views of the Caribbean Sea. If Martha Stewart were to move to the Caribbean, this is the home she would choose. Simple, but elegant country interior including satillio tile floors throughout (excepting marble tiled Master bath and walk-in closet), windowseats, stone faux fireplace, and huge country kitchen, and air conditioning throughout make this one of the most unusual and desirable homes on Nevis. Beautiful grounds, and great pool with built-in hot tub and wet bar, and complete quiet and privacy make this an incredibly attractive property in an ideal location.

Square Footage of House  
3,500 +/-

Bedrooms / Bathrooms  
4 / 4

Pool  
Yes, plus jacuzzi





## Additional Information

**Price:** \$1.65 million

**Size of Plot:** Approximately 3 acres +/-

**Age of Home:** 10 years

**Square footage:** 3,500 +/-

**Living Area:** Large living room (510 sq. ft.) with fireplace (propane-powered gas logs) with high ceiling, track lights, Hunter fans and air conditioning, Saltillo tile floors, and built-in bookcase.

**Master Bedroom:** Master bedroom suite (400 sq. ft.) with high ceiling, track lights, Hunter fan, A/C. Saltillo tile floors. Bath with dual pedestal sinks, marble tile with shower. Walk-in closet with marble tile and built-in linen closet.

**Bedroom 2:** Large guest bedroom (225 sq. ft.) with Hunter ceiling fan and A/C. Full bath with shower.

**Bedroom 3:** Bedroom in main house with A/C and laundry room included, now used for storage but could be used as bedroom; bath adjacent to bathroom.

**Baths:** 3 in main house; 1 in guest cottage.

**Kitchen:** Charming country kitchen with modern appliances, separate room but open to living room with center aisle, room for eat-in dining, window seats.

**Guest Cottage:** One bedroom cottage on property with porch facing fabulous views of Charlestown and the Caribbean Sea. Brand new kitchen addition in 2009. Ceiling fan and air conditioning. Large bath and built-in closet with drawers and luggage storage.

**Generator:** Lister (U.K.) diesel generator in separate small building.

**Cistern:** 1500 gal. cistern with pump and replenished with government water ensures constant high water pressure at 600 ft. elevation.

**Pool:** Large pool (740 sq. ft. with maximum depth of 7 ft.) with built-in Jacuzzi-style hot tub powered by propane. Covered wet bar. (Wet bar roof doubles as rainwater catchment area, feeding large storage tank filtered by roofscrubber.) Outdoor dining table with 6 chairs; 10 deck chairs with side tables. Spacious travertine marble tile deck around pool area. Excellent design for outdoor entertaining.

**Construction:** Wood frame with some block & masonry, metal roof. Foundation in place for construction of a second guest/caretaker cottage. Fully wired for cable and telephone.

**Landscaping:** Grounds maintained by the professional gardener on Nevis. Property comes with John Deere mower and trailer, weedeater, Honda mower, and all landscaping tools.

**Cable:** Cable TV and DSL Internet.

**Security:** Fully-fenced property with locking driveway and rear entrance gates.

**Available:** Fully furnished or decorator ready. Optional discount purchase available for two vehicles: a 1991 Mazda Miata convertible sports car and a 1989 Suzuki Sidekick jeep.

**Details:** Sheltered on leeward side of island, property is protected by Nevis Peak from normal Easterly hurricane path. Shutters for all windows. House located at 600 ft. Happy Up is located in very private location in Hamilton in walking distance of Bananas Restaurant, open for lunch and dinner. Very wooded, lush, rain forest-type area. House has very mature landscaping and fruit trees of all sorts. Perfect location for private retreat or could be expanded with more guest cottages for more accommodations or to create a bed and breakfast.

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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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