



Price
\$1.9 Million

PALM GROVE VILLA

Location
Four Seasons Resort Estates

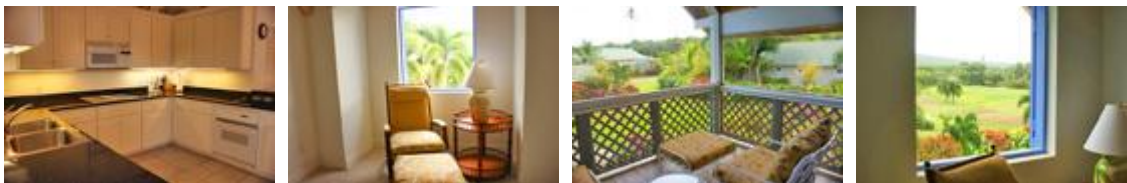
Perfectly situated on the 1st fairway of the Robert Trent Jones II Championship golf course, this lushly landscaped Palm Grove villa offers complete privacy. At the same time, the home is just steps away from all amenities of the Four Seasons Resort Nevis. A short stroll away is the golf clubhouse, award winning spa, fitness facility, three swimming pools and multiple fine restaurants. Via a path just outside the front door, a short golf cart ride away, stunning Pinney's Beach awaits. Palm Grove at Four Seasons Resort Estates offers full-service options. House itself is beautifully appointed with new furnishings, great floor plan, private pool and barbeque areas. It is truly living at your own home within a resort.

Size of Property
.25 acres

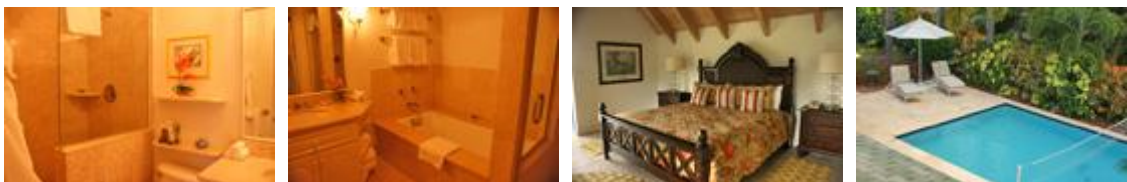
Square Footage of House
2218 interior, plus 1000 under roof, screened

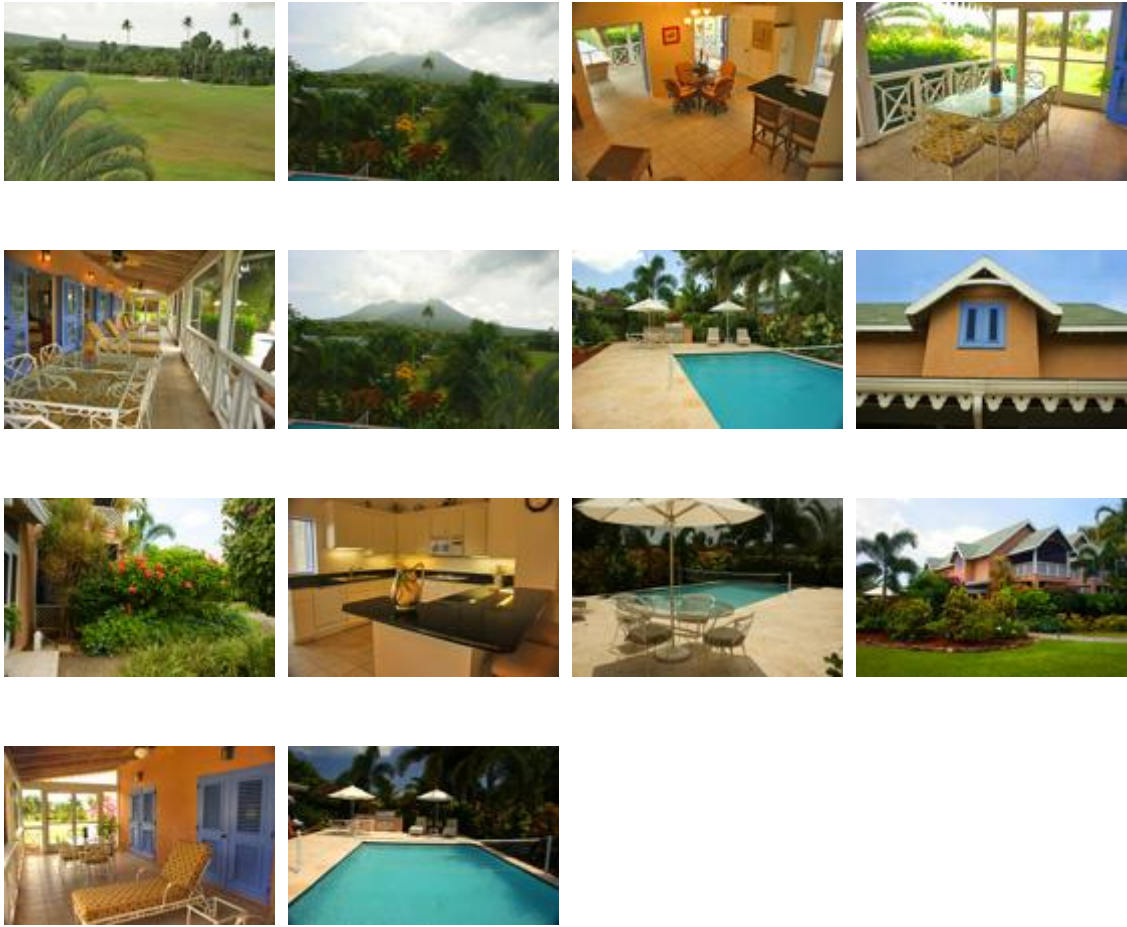


Bedrooms / Bathrooms
3 / 3.5



Pool
Yes





Additional Information

Built: 1998 with fully updated furnishings, electronics and kitchen

Contractor: Four Seasons Resort Estates

Master Bedroom: Huge (29' x 22') second-floor king-bed master with large walk-in closet, spacious marble bath with shower, deep soaking tub, and French doors that lead to an outdoor veranda with sweeping views of the golf course and Nevis Peak.

Second Master Bedroom: A second master (17' x 22') also on the second floor with king bed and large walk-in closet, marble bath and French doors opening to another private veranda overlooking Palm Grove and Nevis Peak.

Third Bedroom: Roomy bedroom (15' x 13'), on the main level, furnished with two twin beds, large walk-in closet and a third veranda that opens to the lush garden of the property.

Three bathrooms: Two are en suite in each of the upstairs master bedrooms; the third full bath is located on the main floor. Powder room off the main living area.

Kitchen: Spacious (22' x 14') open plan with granite counter tops, updated appliances, dining table and a fourth screened in outdoor veranda steps from the 1st fairway of the Robert Trent Jones II championship golf course.

Living Area: A huge (26' x 22') Great Room, with four sets of French doors opening to the expansive (11' x 53') screened veranda, overlooking lush gardens and pool deck.

Generator: All Four Seasons homes are serviced by a fully-independent back-up power supply.

Pool: 16' x 30' surrounded by large sea stone, with a huge Fisher & Paykel cooking system, including 48" grill, rotisserie, stove and warming oven, set into a generous granite work top.

Taxes: All Four Seasons properties are exempt until 2016

Monthly homeowner resort fees: \$2100 plus utilities

Construction: Reinforced block with rebar and poured concrete, massive wood beams throughout interior, composition roof.

Details: Residence at Four Seasons includes housekeeping options, laundry and dry cleaning, room service, food and beverage provisioning, private chef services, babysitting and children's program, Concierge, Business Center, 24-hour maintenance and all of the other offerings expected from the only AAA Five Diamond resort in the region. The fully air-conditioned villa has been completely updated with three marble baths, fine mahogany windows and French doors throughout, state of the art electronics that include 40" flat screen televisions in each bedroom and a 52" screen in the great room, all with DVD. Cable television and wireless Internet is available throughout the property. Interior furnishings include the Tommy Bahama Collection, Regency ceiling fans and timeless Brown Jordan furniture on the four individual verandas, the pool deck and expansive outdoor living and dining space. The large kitchen features black granite and all updated appliances. The villa, with its large swimming pool, sized for family water volleyball matches, is surrounded by lush landscaping, large deck with stunning views of Nevis Peak and large barbeque provide for a wonderful private retreat.

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.

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