



Price  
\$595,000

**PAYNTER HOUSE**

Size of  
Property  
.3 acres

Square  
Footage of  
House  
2700 sq.  
ft. interior  
plus large  
pool deck  
and  
outdoor  
dining  
gazebo  
veranda

Located in the hills on the north end of Nevis, the Paynter House catches the fabulous northeast trade winds that flow through the verandas. With wonderful views of the southeast peninsula of St. Kitts, this house has everything, yet is simple to maintain. There are verandas for morning, mid-day and for dining at night; and private pool (with sundeck) for day or evening swims. Separate living areas provide space for many activities at the same time, plus three private bedrooms. The property is compact, yet nicely landscaped with palms and flowering trees, and is part of a gated two-house "compound" for ultimate privacy. Priced well to sell for personal use and/or vacation rental potential.

Bedrooms/  
Bathrooms  
3 / 3

Pool  
Yes





## Additional Information

**Price:** \$595,000 USD

**Property:** .3 acres

**Roof:** Galvanized

**Square Footage of main house:** 2700 sq. ft. interior plus large pool deck and outdoor dining gazebo veranda

**Bedroom 1:** Ensuite bedroom (15' x 13') with ensuite bath with shower; A/C and ceiling fan; private door to sundeck and pool. Large hall linen closet nearby.

**Bedroom 2:** Ensuite bedroom (17' x 13') with ensuite bath with shower; A/C and ceiling fan; private door to sundeck and pool.

**Bedroom 3:** Room (15' x 15') with A/C and ceiling fan.

**Bath:** Large separate hall bathroom with tub and shower adjacent to kitchen and third bedroom.

**Living room:** Very large great room for living (36' x 23') includes open plan kitchen with room for kitchen table if desired. High white painted ceilings with fans. This large room leads is open to a large gallery room.

**Gallery Room:** Open room (18' x 27') perfect for a dining room, games room, or even media room. Separate from main living room, but still open. Room has new wooden flooring installed in 2009. Opens to a large screened back veranda (12' x 27') that has expansive views of the surrounding green foliage and Mount Nevis.

**Verandas:** Large octagonal screened front veranda with views of St. Kitts and the sea (15' x 14'); back screened veranda is 12'x27'.

**Kitchen:** Large open gourmet kitchen with updated appliances, Zanussi gas cooktop and separate oven; Samsung microwave, Daewoo refrigerator, Corian counters, tile flooring.

**Laundry:** Large separate room (10' x 5') with washer, dryer, washing tub, and outside entrance.

**Pool:** Recently repainted, pool (10' x 20') is surrounded by ample sundeck; wooden roofed gazebo for grilling and dining

**Contractor:** Deon Daniel

**Construction:** Block and masonry

**Water:** Government water, large cistern for landscaping.

**Electricity:** Nevis Electric Company

**Comments:** House has been recently upgraded with fresh paint throughout, new wooden floors in the Gallery room, providing large open, breezy spaces for all types of activities. This house and neighboring cottage are in a gated area with private drive and automatic gates. House has driveway and turnover area for cars.

---

*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:**

**Sugar Mill Real Estate**  
**Located at SEASIDE at Cliffdwellers**  
**Nevis, West Indies**  
**Phone: 869.469.1093 (Office)**  
**869.663.8910 (Cell)**  
**917.522.1843 (NY in Nevis)**  
**[info@nevishouses.com](mailto:info@nevishouses.com)**