



Price
\$1.425 million

ROSE VILLA  * *Preapproved for Economic Citizenship*

Location
Hermitage
Villas, part of
Hermitage
Plantation Inn

Spacious traditional home, perfect for the growing or multi-generational family, seeking quiet surroundings, fantastic views, and enjoyment of the island lifestyle. Built by the well-respected Hermitage craftsmen, Rose Villa combines the most modern amenities with the feeling of living in another era. Wide verandas face the sea on two levels creating grand outdoor living spaces. Fixtures and appliances were carefully chosen for their high quality and ability to reflect traditional styles. Wonderful garden and newly-added pool complete the picture. All this, plus living just steps away from the gracious Hermitage Plantation Inn, the local gathering place, and itself the oldest wooden structure in the Caribbean.

Size of Property
.85 of an acre

Square Footage of House
4,704 sq. ft.

**Bedrooms /
Bathrooms**
4 / 5

Pool
Yes

Tennis Court &
Riding Stables
Accessibility
through The
Hermitage
Plantation Inn
for homeowners



Additional Information

Square Footage: 4,704 total, including 3,200 interior, 1,504 exterior verandas and porches

Age: Completed July 2006

Contractors: Hi-Tech Construction, Nevis

Construction: Traditional West Indian wood frame; heavy wooden construction on main level, including 6" x 6" posts and plates, 4" x 4" studs, 3" x 8" rafters, and 1" x 8" tongue and groove wall boards sided with wood shingles; 8-inch steel-reinforced concrete block (with 3" x 12" floor joists) on lower level.

Living Room: Large main floor Great Room (18' x 24') with an 18-foot-high vaulted ceiling opens to the large front veranda (24' x 52'), with its own 16-foot-high vaulted ceiling.

Kitchen: Open-plan kitchen and breakfast area with stainless steel appliances, custom cabinetry, Corian counter surface, tumbled marble backsplash, and mahogany bar and pass through. Desk and Message Center with telephone and high-speed internet. Appliances include 36-inch-wide DeLonghi gas range with Faber professional range hood, built-in Thermador microwave, Bosch dishwasher, 32-inch-wide Frigidaire All-Refrigerator, 32-inch-wide Frigidaire All-Freezer (in utility room), extra-large Elkay stainless steel sink with chrome Perrin & Rowe faucet and InSinkErator garbage disposal, and 15-inch under-counter Summit ice maker. Kitchen/breakfast area is 16' x 24' with a 16-foot vaulted ceiling.

Bedrooms: Four bedrooms each 14' x 16' with ensuite baths. Two bedroom suites on the main floor with 16-foot gabled ceilings, his/hers walk-in closets, and large ensuite bathrooms.

Lower Level: Downstairs has an 18' x 24' recreation room that leads to a large covered veranda (24' x 52'), two bedrooms, three baths, and a laundry and storage room (8' x 24'). All lower-level rooms have 10-foot ceilings with exposed beams.

Bathrooms: 5 in total; sink, toilets, tubs, and showers are Kohler and Decolav; fixtures are chrome Perrin & Rowe, Rohl, and Danze. Master bath has double-ended claw foot tub and separate walk-in shower, each with exposed chrome Perrin & Rowe shower fixtures. Upstairs ensuite baths are 9' x 14'; downstairs ensuite baths are 7' x 12'; and downstairs hall bathroom with shower is 7' x 9'.

Porches/Verandas: Two large front verandas up and down (24' x 52'); private veranda (6' x 16') off of master bedroom; and entry veranda (8' x 24'). All verandas are roof covered.

Pool: 10' x 20' fresh water in-ground pool with elevated sides.

Roof: Galvalume (galvanized steel)

Electric: Nevlec

Cistern: 18,000 gallons with carbon filter

Water: Public water; solar hot water heater and water softener system

Cable: TV and high-speed Internet

Generator: 2800 KW diesel generator capable of running appliances and lights in a power outage for up to 6 hours.

Other Details: Rose Villa occupies Lots 7 and 10 at Hermitage Villas. Lot 10 allows space and siting for a small guesthouse or cottage. House is located approximately 930' above sea level.

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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