



Price
\$3.95 Million

SUNDOWNER 

** Preapproved for Economic Citizenship*

Location
Mahogany Hill
Estates, Four
Seasons Nevis

The house is situated on a 1.19-acre property in the hills, midway between the sea and the island's lush tropical rain forest. Surrounded by beautifully manicured grounds, the home's infinity pool flows into the landscape. The 180-degree panoramic views stretch from the north to the south ends of the island with the undulating curves of St. Kitts in the distance. As the purple, pink, and red hues sink into the horizon at sundown, the twinkling lights of St. Kitts come alive. From sitting areas in the front of the house, one can also enjoy the views of the majestic Mount Nevis.

**Size of
Property**
1.19 acres

Interior Details

**Square
Footage of
House**
4,700 square
feet

Furnished with custom-made sofas and a carved wood and limestone bar, the house features many unique pieces, including some by Maitland-Smith. The home's classic lines and traditional style make it a comfortable as well as attractive. The Four Seasons management program affords care-free home ownership and round-the-clock service - the perfect marriage of private villa living and the amenities of a five-diamond hotel.

**Bedrooms /
Bathrooms**
5 / 3.5

The two-story home, built on a gently sloping hillside, includes a large living room, gourmet kitchen, two bedrooms, and a master bedroom suite on the first floor, all connected by a wrap-around veranda with many sitting and dining areas. The downstairs has two more bedrooms and a professional-style bar for poolside entertaining and relaxing. The house is equipped with indoor and outdoor sound systems, plus TVs and mini-refrigerators in each bedroom.

Pool
Yes

At Four Seasons, the homes are equipped with security systems, provisioning services for food, and routine maintenance of the homes. The home is prepared for your carefree arrival on the island and then secured once you leave. In the meantime, you may enjoy the resort's championship golf course, clay or hard tennis courts (managed by Peter Burwash International), a full range of watersports, the fitness center, or the charming full-service spa.

This is a rare opportunity to own a home in one of the most sought-after estate enclaves on Nevis, with views that are, literally, breathtaking and forever changing.





Additional Information

Age: Built in 1991

Contractor: Noral Lescott

No. of Bedrooms: 5 (including ensuite master bedroom). All bedrooms have walk-in closets and refrigerators.

No. of Bathrooms: 3.5

Pool: Infinity edge heated pool 13' x 24'

Pool Terrace: 40' x 30'

Electrical Service: Nevis Electric Company with Four Seasons back-up generators

Security: Security patrols and in-house system monitored by Four Seasons Resort Estates.

Water: Nevis Water Department, public water

Cistern: 10,000 gallons

Maintenance: Managed and maintained by the Four Seasons Resort Estates.

Special Features: Custom bar with limestone top in living room; custom paint throughout; double sets of doors with French glazed doors and screened louvered doors; open gourmet kitchen; surround-sound stereo system and outdoor sound system; mature plantings and landscaping; generous lawns.

Comments: This beautiful home at Four Seasons enjoys overlooks golf course, the azure Caribbean Sea, and the glimmering, evening lights of neighboring St. Kitts. This beautiful five-bedroom villa in the Mahogany Hill Estates is part of the Four Seasons Resort Estates on Nevis, an established community of extremely desirable, luxury homes. Brimming with features, including a stunning decorator-inspired interior, the home exudes sophistication, comfort, and class. The house overlooks the 13th hole of the award-winning Robert Trent Jones II golf course.

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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