



THE REX HAMILTON CORPORATION

A Secluded Treasure at Lyford Cay The Bahamas - **Sold**

Bedrooms:

3

Bathrooms:

3, Baths

Square Footage:

4,000 sq. ft.

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Life was meant to be lived at this pace! With tropical breezes caressing its manicured gardens and secluded backyard and pool, this home's greatest arrival statement is its quiet, understated elegance. Visitors are greeted by a bronze of children playing beneath a fountain on a summer's day with a backdrop of tropical vines and flowers. The entry to the residence is only steps away from the lane that leads to the magnificent beach of The Lyford Cay Club. You're probably already a member there so we will only remind you of its exclusivity, pristine beaches, old world charm, sophisticated but not-so-stuffy environment, and good natured service. Members love its golf and tennis and beautiful yacht facilities. And residents of this house love its proximity to the main club. Included in our package of delights is a golf cart for scooting around Lyford and a Mercedes Benz for those occasional trips to other places on New Providence Island, including the 15 minute trip to the international airport at Nassau.



Once through the door visitors are greeted by a series of expansive rooms leading from formal reception to an open style family room with floor to ceiling glass giving onto the gardens and pool beyond. To the left is the entry to the 2nd guest bedroom with private bathrooms and restful views to the gardens. To the right is the formal dining room and powder room. Beyond the dining room are the kitchen and its service areas for maids quarters, laundry, water treatment equipment, and back-up power generator.



Golf carts and car are parked back in this area of the house, away from the view of the main home. Back in the living room one is faced with the choice of relaxing with a book inside or traveling further into the backyard for a dip in the pool and a few rays before lunch. Adjacent to the living room in its own quiet location is the master suite. This suite begins with a reading/sitting room, entry to a massive closet, and the bedroom and bath which open onto the private garden and pool. A cozy window seat seems the ideal spot for a quiet read after an afternoon at the beach.





If you stay beyond our delightful spring weather, know that our central air conditioning system is maintained by annual contract and will be ready and waiting for you.



Off island buyers sometimes ask about the benefits of residency in the Bahamas and we are pleased to refer them to qualified counsel. As the Bahamas has a transfer tax upon sale, it is normal for buyers and sellers to split this 10% transfer tax. Government taxes run approximately \$1500 per year for the home and Lyford Cay Property Owners Assessment is \$5800 annually. All of the absentee ownership challenges of a beautiful home are already in place with annual contracts for garden maintenance on a weekly basis, a/c, water, pool service, cable TV, telephone and electric on separate existing agreements.



This elegant, secluded treasure is offered by The Rex Hamilton Corporation for \$2,650,000 fully furnished with peppy golf cart and the owners Mercedes Benz.

Offered for sale through The Rex Hamilton Corporation.

For more information on this property,
contact Rex Hamilton at (305) 441-2828 or at info@rexhamilton.com.

SOLD

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