



Current

### Dolphin Point Club - Prime Ground Floor Corner Residence



Prime Seafront site at the tip of North West Point, just past the north end of Seven Mile Beach. This premier corner ground floor residence is in the best location with stunning Seafront views along the whole Seven Mile Beach coastline from all 3 bedrooms, as well as the expansive Seafront patios – truly spectacular vistas! There is a covered patio for sun protection and uncovered patio to sunbathe, both private.

Location: West Bay MLS: 416588 Built: 2024



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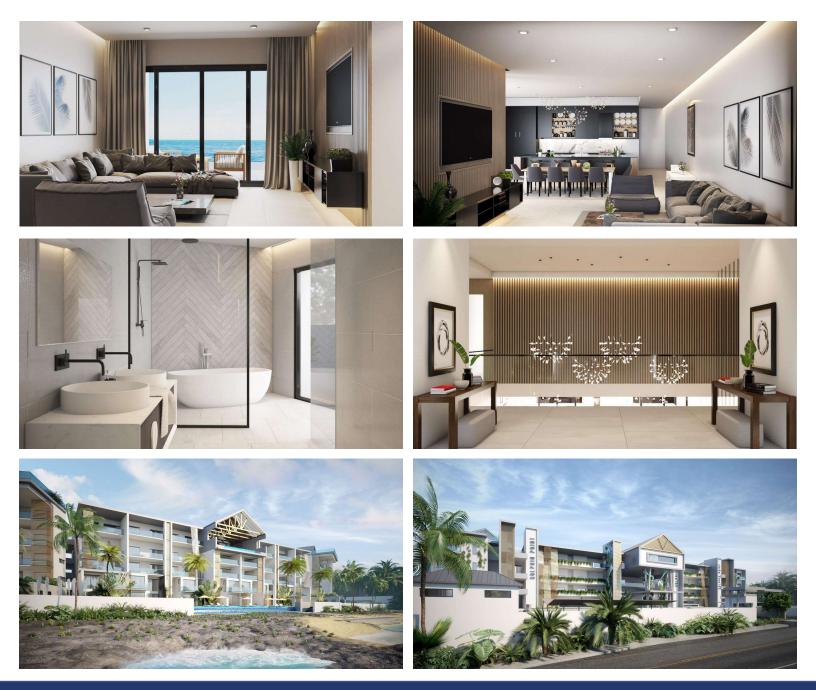
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BÔVELL





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## Dolphin Point Club - Prime Ground Floor Corner Residence

| • Cable TV                       | Carport: Yes                     |
|----------------------------------|----------------------------------|
| <ul> <li>Dining Area</li> </ul>  | Dishwasher                       |
| Elevator                         | Gym                              |
| <ul> <li>Kitchen area</li> </ul> | Living Room                      |
| Multi-Zone AC                    | Oven: Yes                        |
| Pool                             | <ul> <li>Refrigerator</li> </ul> |
| Sewer                            | Utility Room                     |

Water Frontage

#### ADDITIONAL INFORMATION

| Aprx Water<br>Frontage | 450              | Furnished        | No | Title        | Dolphin Point Club - Prime<br>Ground Floor Corner<br>Residence |
|------------------------|------------------|------------------|----|--------------|--|
| Class                  | Pre-Construction | Total # of Units | 42 | Construction | Concrete   |
| Water Frontage         | Yes              | Floor Level      | 1  | Foundation   | Slab   |
| Strata #               | 1                |                  |    |              |  |

#### **RUNNING COSTS**

| Monthly<br>Maintenance<br>Costs      | CI\$1 | Sewage in<br>Maintenance<br>Costs | Yes | AC in<br>Maintenance<br>Costs           | Yes |
|--------------------------------------|-------|-----------------------------------|-----|---|-----|
| Gardening in<br>Maintenance<br>Costs | Yes   | TV in<br>Maintenance<br>Costs     | Yes | Insurance<br>Included in<br>Maintenance | Yes |
| Pest in<br>Maintenance<br>Costs      | Yes   |                                   |     |   |     |



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USD\$3,283,000 Current

• City Water

Kitchen

Microwave

• Washer/Dryer: Yes

Disposal

PatioSecurity

FOR SALE

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