



## **Cherry Tree Road, St. Eustatius**

**US\$ 158,500 Asking price**

Buyers costs

St. Eustatius



## Real Estate information

Neighborhood	St. Eustatius
Address	Cherry Tree Road
Freehold Land	
Rural living	
Total ground area	34,122 / 3.170 sq.ft./m2



Ground tax (annually): 0% of the value (1st residence), or Property tax (annually): 0.7% of the value (2nd residence). Buyers Costs consist of (one-off): 5% transfer tax, approx. 2 notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

Registered at the Land Registry Office with numbers 18/1969.



## Features

This property is located in the district of Cherry Tree, bordering Hearty, on the island of Sint Eustatius. It is just a few minutes' drive northeast from town center via the paved public Schrupon Road that leads up to the foot of the Quill volcano, and the unpaved Catherine A. Berkel Road.

Surrounded by undeveloped lots, on the higher end of the young residential area of Cherry Tree (at approx. 95 meters above sea level, whereas town center is at 50 mtr), this lot offers spectacular views over the island, towards Boven National Park in the northwest and the Atlantic Ocean in the northeast.

The shape of the lot is close to square and it is only slightly sloping. On the west side it is accessible via an unpaved path. The property is not fenced, but the official boundaries are marked. Proximity to the power and water grid is less than 200 meters. The lot has been cleared of bush in 2024, therefore well accessible for interested parties to come view and imagine the full potential of the land.

















