



## Mint Road 17, St. Eustatius

**US\$ 415,000 Asking price**

Buyers costs

St. Eustatius - 1,528 / 142 sq.ft./m2 - 2 Bedrooms - 2 Baths

## Real Estate information

Neighborhood	St. Eustatius
Address	Mint Road 17
Freehold Land	
Bedrooms	2
Bathrooms	2
Rural living	
Parking	
Air Conditioning in bedrooms	
Total living area	1,528 / 142 sq.ft./m2
Total ground area	43,852 / 4.074 sq.ft./m2
Construction date	2005
Maintenance status	Good



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 61/1996.



## Features

This family home has a true Caribbean feel, featuring a large wooden deck and a partially open basement storage area. The entrance on the east side of the house is at ground level, which feels like the backyard. It leads into the living/dining room with an open kitchen. From there, you have access to the master bedroom with an en-suite bathroom. The second bedroom also has its own bathroom.

On the opposite side of the east entrance, through a single swing door, you step out onto a large and fully covered wooden patio/deck that offers spectacular views over the Caribbean Sea. An uncovered concrete staircase with wooden railings leads down to the front yard, where you can access the basement, which consists of a closed storage room and a spacious open storage area. The unpaved path from the gate leads to the lower west side of the house (front yard), and the stairs to the deck can easily be used as the main entrance.

The house was built in 2008 and has already withstood several hurricanes and storms. All windows and doors are equipped with traditional wooden hurricane shutters.

The plot is fully and securely fenced with chain-link wire and a car gate. There is plenty of parking space on the property and in the yard.





## Lay out

Entrance at the side of the property, living room with open kitchen, bedroom 1 with bathroom, bedroom 2 with bathroom, door to the covered terrace.

## Technical specifications

- Air conditioning,
- Ceiling fans.









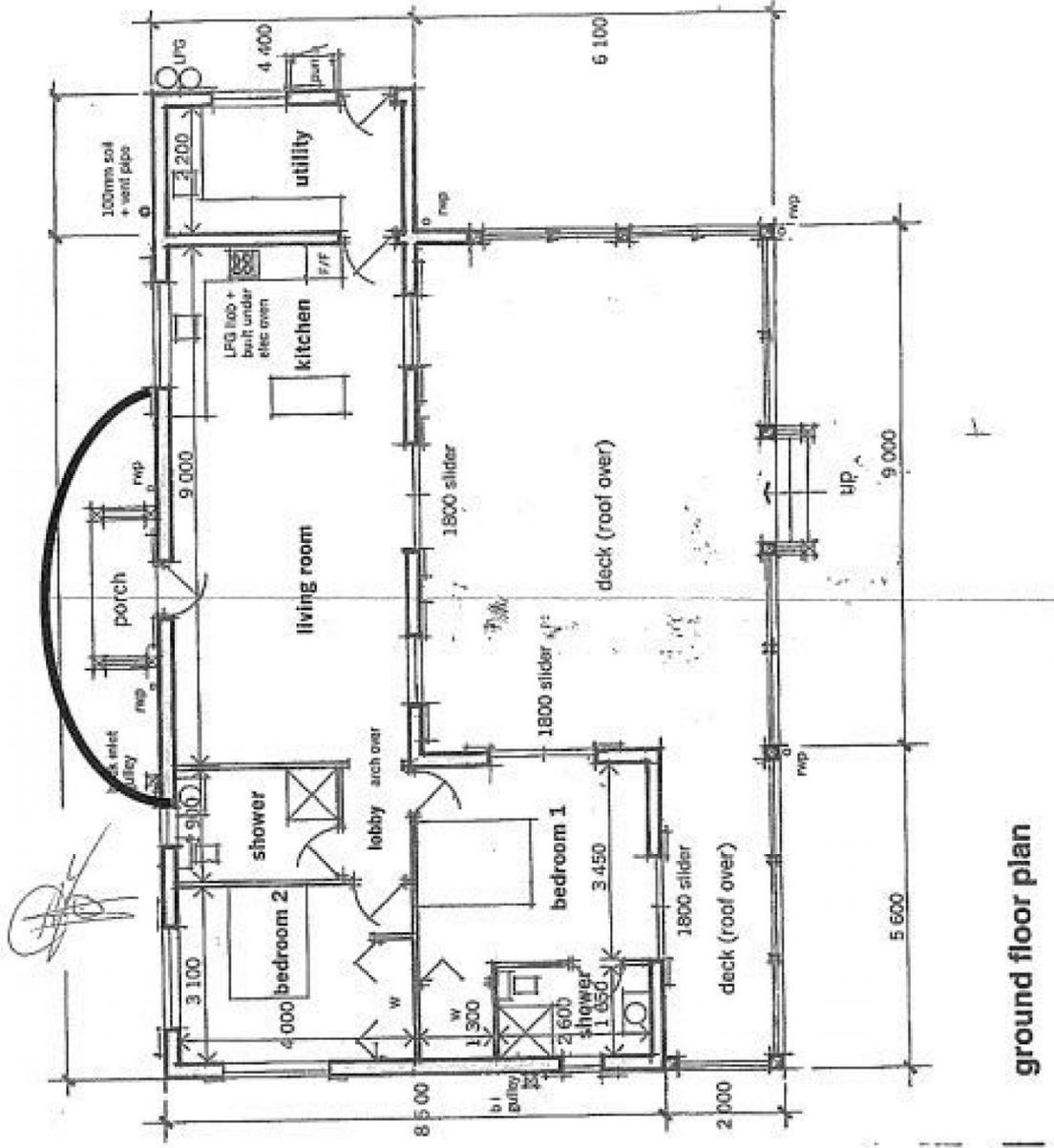








C Floor Plans



ground floor plan

foundation/cistern plan

