



**CENTURY 21.**  
Grenada Grenadines

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CENTURY 21 Grenada Grenadines Real Estate, Excel Plaza, St.George, Grenada West Indies

## Humming Bird Villa

Lance aux Epines (St.George) 📍 Grenada

**MLS# 1152216**

Single Family Homes

**5,000,000**



**District/Area:** Lance aux Epines (St.George)

**Region/Country:** Grenada

**Prop.Type:** Single Family Homes

**Prop.View:** Ocean View

**Beds:** 5

**Baths:** 5.0

**Living Space:** 7,230 ft<sup>2</sup>

**Land Area:** 50,693 ft<sup>2</sup>

**Class:** Residential

### Features and Amenities

**Condition**

Well Maintained

**Outdoor Features**

Landscaped  
Flower Garden  
Fruit Trees

**Appliances**

Gas Stove  
Electric Stove  
Dishwasher  
Microwave  
Washer  
Dryer

**Furnished**

Fully Furnished

**Parking - Type**

Driveway  
Garage

**Parking - Spots**

Multiple Spots

**Parking - Visitors**

With Visitor Parking

**Storage**

Large Storage  
Outside forbidden

**Security**

Security Guard

**Air Conditioning**

Air Conditioning  
Ceiling Fans

**Laundry**

Washer/Dryer in Unit

**Beach Access**

Near Beach  
Path to Beach

**Yard / Landscaping**

Large Yard  
Manicured Lawn

**Patio - Deck - Porch**

Patio  
Veranda  
Gazebo  
Covered Patio

**Near By**

School(s)  
Shopping  
Golf Course  
Town  
Fitness Center  
Church  
Elementary School  
High School  
Hospital  
Park - Green Area  
University  
Commercial Activities  
College  
Highway  
Recreational Activities  
Airport  
Restaurants  
Marina

**Swimming Pool**

Inground Pool

**Television**

Television

**Rooms**

Kitchen  
Den  
Family Room  
Living Room  
Dining Room  
Utility Room  
Laundry Room  
Maid Quarters  
Basement  
Master Bedroom  
Entrance Foyer  
Powder Room  
Home Office  
Hallway  
Open Concept

**Distinctive Features**

Luxurious  
Maid Services  
Large Closet  
Walk-In Closet

**Exterior Walls / Siding**

Brick  
Concrete

**Heating Source / Energy**

Natural Gas

**Building - Framing**

Concrete  
Concrete Blocks

**Heating System**

Hot Water

**Location Features**

Water Access  
Quiet Area  
No neighbours in the back

**Water Supply**

City Supplied  
Water Tank

**Available Services**

Electricity  
Outdoor pool  
Outdoor parking

**Floors**

Carpet  
Tiles  
Porcelain

**Building - Foundation**

Concrete Block

**Roofing**

Tile

**Windows**

Aluminium

**Topography**

Flat

**Electric system**

Breaker panel  
Fuse panel  
Dual Voltage 110/220

**Sewage system**

Septic tank

**Garage**

Attached

**Driveway**

Double width or more

**Yard Aspect**

South-East

**Kitchen**

Cupboards - Wood

**Bathroom**

Ensuite Bathroom  
 Separate Shower  
 Double Sink  
 Bathtub

**Accessibility**

Staircases

**Window Style**

Hurricane Shutters

**Front Access Road**

Paved

**Exterior - Misc**

BBQ

**Remarks**

This grand luxurious property sits at the pinnacle of the Calabash Hill. Facing southeast it boasts fantastic sea views overlooking the Prickly Bay Marina, to the south, the Lance Aux Epines main road and mountain ranges to the east. It was built in 2002.

There are two floors; One enters the house into a lovely open courtyard with a variety of shrubbery. On this level there are three bedrooms, each having an ensuite bathroom with his and her sinks. The master bedroom includes a walk-in closet, office space, bathtub and shower. Additionally, there is a large kitchen, living room and TV room as well. The living room opens onto a patio with an infinity pool, Gazebo and BBQ grill ready for family get togethers or entertaining guests. There is a large linen closet and further storage areas as well.

The lower level encompasses two bedrooms, one of which opens onto a private patio and garden. Further the maid quarters, laundry and boiler room are also on this level.

The home is outfitted with both 120v and 220v for electrical appliances and hurricane shutters in the event of a hurricane. It is mainly an open concept, filled with natural lighting and a cool breeze flows throughout. This property is ideal for relaxation after a long day or suitable for someone looking for an island getaway or retirement. There is an additional 1 Acre lot in boundary with this property that can be purchased together with the house.