



CENTURY 21
Grenada Grenadines

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

Les Arches

Carriacou 📍 Grenada

MLS# 1152652

Single Family Homes

1,500,000



District/Area: Carriacou
Region/Country: Grenada
Prop.Type: Single Family Homes
Prop.View: Ocean View
Beds: 2
Baths: 2½
Living Space: 4,809 ft²
Year Built: 2016
Land Area: 26,800 ft²
Class: Residential

Features and Amenities

Condition

Just Painted
Well Maintained

Outdoor Features

Landscaped
Flower Garden
Garden
Fruit Trees
Trees
Bay
Pasture

Appliances

8 Appliances +
Electric Stove
Refrigerator
Dishwasher
Microwave
Fridge + Water/Ice Dispenser
Washer

Furnished

Fully Furnished

Parking - Type

Driveway
Carport
Garage
Outdoor Parking
Detached
Concrete Paved

Parking - Spots

Ample Parking
Width - Double

Parking - Visitors

Extra Visitor Parking

Storage

Large Storage
Outside permitted
Permitted

Security

Security System
Security Gate
Video Cameras

Air Conditioning

Air Conditioning
Split Level A/C
Fans
Screens
Ceiling Fans

Yard / Landscaping

Fenced Yard
Large Fenced Yard
Garden
Landscaped
Low Maintenance

Swimming Pool

Infinity Pool

Distinctive Features

Luxurious
Balcony
Large Closet
Open Concept
Guest Suite
Electronic Gate
Family Oriented

Heating System

Hot Water

Floors

Concrete
Tiles
Porcelain

Windows

Aluminium

Carport

Detached
Double width or more

Laundry

Washer/Dryer in Unit
Laundry Room

Patio - Deck - Porch

Deck
Balcony
Porch
Terrace - Wrap Around
Covered Patio

Television

Television

Exterior Walls / Siding

Concrete stone

Location Features

Quiet Area

Building - Foundation

Poured concrete

Topography

Sloped

Driveway

Concrete

Beach Access

Near Beach

Near By

School(s)
Shopping
Town
Tennis Courts
Church
Public Transportation
Airport
Restaurants
Marina

Rooms

Kitchen
Lounge
Family Room
Living Room
Utility Room
Basement
Bedroom
Master Bedroom
Entrance Foyer
Powder Room
Bathroom
En-Suite Bath
Home Office
Storage
Mezzanine
Kitchen / Living / Dining

Heating Source / Energy

Electricity

Water Supply

Cistern/Tank

Roofing

Sheet Metal

Electric system

Breaker panel
220 voltage

Yard Aspect

South-West

Kitchen

Embedded oven
Central cooking island

Bathroom

Ensuite Bathroom
Separate Shower
Double Sink

Basement

Partially finished
Seperate entrance
Storage

Window Style

Sliding Style

Front Access Road

Paved

Remarks

This stunning modern villa has been individually designed and constructed to maximize views across Tyrell Bay, the surrounding valleys and mangroves. A plot of just over half an acre, at 26,800 sq. ft and completed in January 2017 it optimises the best of outdoor Caribbean living.

The house is built over three levels and is presented to the market in excellent decorative condition. The colour scheme is a blend of neutral grey and white décor with beautiful modern porcelain tiled floors throughout.

The house is accessed via electrically operated gates with a 300ft driveway sweeping round to the wide covered entranceway with double white cedar doors, flanked by tropical-filled curved flowerbeds.

The entrance doors lead straight into the spacious open-plan living area with a unique hand-carved open staircase leading to the upper mezzanine floor with stainless steel and wood balustrading. The front-facing full-height glass bi-fold doors lead directly onto the covered tiled deck, which is 80ft x 14ft, including a L-shaped infinity-edged saltwater pool measuring 10ft x 30ft long. The cantilever deck sits on four large arches giving the illusion of a floating deck and is furnished with Ocean Designs dining furniture and reclining sunbeds. There is a separate tiled outdoor shower beside the pool.

The property has a top-end quality German-built Rationale modern kitchen with Silestone worktop surfaces and a range of Bosch appliances, including a dishwasher, double oven, microwave, warming draw, and a large Samsung American fridge freezer. There is a large oval island that houses a Bosch induction hob and bar sink, complete with bar stools and bespoke dining room furniture. A separate utility room houses another fridge freezer and washing machine, shelving, and double sinks.

Leading off from the lounge is the impressive double-sized master bedroom, complete with a dressing room and fitted wardrobes. It has bi-fold doors on two sides overlooking the infinity edge pool and taking full advantage of the sea views. There is both an indoor and outdoor bathroom, complete with double sinks and rain showers. The stylish wall tiling has all been imported from Porcelanosa. All bathrooms, showers, and cloakroom fittings are modern Duravit sanitary ware and furniture along with Hansgrohe fittings. A separate house washroom is also tiled and furnished in the same style as the other en-suite bathrooms.

The mezzanine level of the property contains a broad gallery leading onto a lounge area fitted out with bespoke white cedar workspace for all your office needs and is cooled by a large ceiling fan. Leading out from this lounge area are double doors onto an enclosed balcony with spectacular views. Bedroom two is a large double size with an en-suite dressing room (currently has a double bed in it) and shower room. The bedroom has double-size Velux Cabrio balcony windows, which open to create a small balcony area. There are plenty of built in fitted storage cupboards.

The basement level is accessed by an internal stairwell from the utility room and leads through into the dedicated swimming pool pump/filter room. It is currently used for storage; however further development into a downstairs apartment would be possible if required.

The property is set in lush tropical maintained terraced gardens. The sweeping driveway leads directly to a double carport and there is plenty of additional parking space. There are a wide variety of plants and

fruit trees along with various display beds and borders. The rear garden is elevated and sits behind a curved retaining wall at the back of the property.

The property benefits from year-round cooling breezes from the surrounding hillsides, but also has A/C in the open-plan lounge, kitchen/dining area, and both bedrooms. There is good quality, stable high-speed internet throughout the house. The house is protected by an 8-camera CCTV system and there is an electronic gate access phone in the main lounge. The house has bespoke lighting throughout with some special custom-made glass lighting.

Water is provided from the natural rainfall and stored in two large 25,000-gallon water cisterns on the basement level of the house. Due to the large pitched galvalume roof water is quickly collected and provides ample water for watering the gardens throughout the year and topping up the swimming pool.

The house will come fully furnished with high-standard European furniture, fixtures, and fittings, including a wide range of mirrors, of which all bathroom mirrors are illuminated. There is also the possibility of acquiring a 7-year-old Mitsubishi Shogun and a 10-year-old Polaris RZR, which could be included in the deal.