



**CENTURY 21**  
Grenada Grenadines

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

# Caribbean Home Overlooking Clarkes Court Bay

Petit Calivigny (St.George) 📍 Grenada

**MLS# 1154703**

Single Family Homes

**699,000**



**District/Area:** Petit Calivigny (St.George)

**Region/Country:** Grenada

**Prop.Type:** Single Family Homes

**Prop.View:** Ocean View

**Beds:** 3

**Baths:** 3.0

**Living Space:** 2,800 ft<sup>2</sup>

**Year Built:** 2017

**Land Area:** 18,100 ft<sup>2</sup>

**Class:** Residential

## Features and Amenities

### Condition

Well Maintained

### Parking - Spots

Ample Parking

### Beach Access

Near Beach

### Swimming Pool

On-Site Pool

Infinity Pool

### Floors

Hardwood

### Windows

PVC

### Outdoor Features

Flower Garden

### Storage

Good Storage

### Patio - Deck - Porch

Porch

Veranda

### Rooms

Bedroom

Master Bedroom

En-Suite Bath

Open Concept

Kitchen / Living / Dining

### Building - Foundation

Wood

### Topography

Sloped

### Furnished

Fully Furnished

### Laundry

Laundry Room

### Near By

School(s)

Shopping

Town

Fitness Center

Church

Commercial Activities

Restaurants

Marina

### Water Supply

City Water

Cistern/Tank

### Roofing

Sheet Metal

### Electric system

220 voltage

**Yard Aspect**

South-West

**Kitchen**

Cupboards - Wood

**Bathroom**

Ensuite Bathroom

Shower Stall

Vanity Sink

**Basement**

Finished basement

Seperate entrance

Storage

**Front Access Road**

Gravel

**Remarks**

This high-quality, 5 years old Caribbean home, is located just above Clarkes Court Bay in the southeast region of Grenada. The area is known for its natural beauty, tranquillity, and views of Clarkes Court Bay and Hog Island. It was built on a very open plan and partially of hardwood to achieve a true Caribbean feeling yet has a modern composition.

Entering the home from the parking lot via the covered porch, you will find yourself in the fully equipped open kitchen; a large window and bar give you your first glimpse of the incredible views.

Entering from the kitchen into the very large open-plan living room, the breathtaking view falls over the ocean and Hog Island, as well as the adjacent coves, via the infinity pool located directly in the open living area. The sunsets that can be experienced here, some of which fall directly into the sea due to the season, are legendary.

The gorgeous 600 sqft hardwood floor is also an eye-catcher. On the same floor, you will find the master bedroom with a dressing room and modern en-suite bathroom with walk-in shower, washbasin furniture with one sink, and a large mirror.

Especially in the evening, a cool sea breeze rises up the slope over the tropical garden and the hammocks on the covered verandas surrounding the entire floor irresistibly invite you to relax with a sundowner. A hardwood staircase leads to the first basement level where the second bedroom is located, a large room with a double bed and pull-out day bed, also with its own modern bathroom with walk-in shower, washbasin furniture with one sink and incredible views.

This is actually a separate building, with a separate private entrance from the parking area, but connected to the main area via the stairs and a wooden walkway. A covered porch wrapping around the bedroom on two sides, from which you can enjoy magnificent views out of the hammock of tranquil Clarkes Court Bay and Hog Island.

Also on this level, below the living area is the 16,000 gal concrete water cistern, which collects rainwater and makes the house independent during the dry season and in case of failure of the local water supply, by means of two prefilters, an active carbon filter and a UV filter. Also located here is the fully equipped Laundry with two washing machines and laundry storage.

Another staircase leads directly below the second bedroom to a fully self-contained apartment with bedroom, modern en-suite bathroom with walk-in shower, washbasin furniture with one sink and small, fully equipped kitchenette.

The wraparound veranda, surrounded by banana trees invites this inevitably to linger in the hammock and enjoy the fantastic view or simply enjoy a powerful breakfast to bring you through the day.

A few stairs lead you directly to the terrace with pergola overgrown with banana trees and tropical plants where a variety of colours of tropical plants as well as the blue of the sea and the horizon are waiting for you.

Here you can enjoy the Caribbean sun while reading a good book. The area is equipped with Caribbean-style deck chairs and a huge hammock. There is a small charcoal grill, perfect for al-fresco dining under the overgrown pergola; the best way to enjoy the warm summer evenings and incredible sunsets. An outdoor shower with fresh, cool water from the cistern brings perfect cooling when needed.

Below the pool is the owner's indoor workshop, fully equipped with all machines and hand tools for

woodworking, metalworking, and other jobs. Everything you can imagine, from a large floor-standing drilling machine to a planer/jointer, table saw, mitre saw, welding transformer and glass bottle cutter is available.

A covered outdoor workshop with a jointer bench and other machines, a dust extraction as well as an incredible view make any work a pure pleasure. From here you can also access the covered wood storage area, as well as the gas- or petrol-powered emergency generator that fully supplies the house.

Below the workshop is the house's technical room, which houses all the pool equipment, saltwater treatment, pumps, filters, and balance tank, as well as the garden tools.

Due to the pleasant cool temperature of the room, there is also the owner's cold smoking facility, where wonderful fish and meat smoking specialties are prepared. The necessary wood smoking chips are also stored here in a dry place.

Further steps lead over the terraced garden, which is planted with tropical plants and fruit trees. Over a subsequently concreted, allowed road you can reach within two to three minutes the approx. 300 m to the sea.

The two bedrooms/apartments located in the separate building are partly for rent and are officially GTA-approved accommodations (also MoH quarantine-approved) which are very well known in the market and ensure a decent annual income.