



**CENTURY 21.**  
Grenada Grenadines

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

## Hummingbird Hill

Levera (St.Patrick) 📍 Grenada

**MLS# 1139112**

Single Family Homes

**340,000**



**District/Area:** Levera (St.Patrick)

**Region/Country:** Grenada

**Prop.Type:** Single Family Homes

**Prop.View:** Ocean View

**Beds:** 3

**Baths:** 4.0

**Living Space:** 2,150 ft<sup>2</sup>

**Building Type:** Detached

**Year Built:** 2006

**Land Area:** 63,706 ft<sup>2</sup>

**Class:** Residential

### Features and Amenities

#### Condition

Well Maintained

#### Outdoor Features

Garden  
Fruit Trees  
Private Setting

#### Appliances

Gas Stove  
Refrigerator

#### Furnished

Fully Furnished

#### Parking - Type

Driveway  
Garage  
Attached  
Concrete Paved

#### Parking - Spots

Ample Parking  
Width - Double

#### Storage

Good Storage

#### Security

Burglar Window Bars

#### Air Conditioning

Screens  
No A/C  
Ceiling Fans

#### Laundry

Laundry Room

#### Beach Access

Near Beach

#### Yard / Landscaping

Large Fenced Yard  
Garden

<b>Patio - Deck - Porch</b>	<b>Near By</b>	<b>Rooms</b>
Patio	Town	Laundry Room
Veranda	Church	Bedroom
		Master Bedroom
		Bathroom
		En-Suite Bath
		Veranda
		Open Concept
		Kitchen / Living / Dining
<b>Distinctive Features</b>	<b>Heating Source / Energy</b>	<b>Location Features</b>
Open Concept	Electricity	Quiet Area
Guest Cottage		No neighbours in the back
<b>Water Supply</b>	<b>Floors</b>	<b>Roofing</b>
City Water	Ceramic Tiles	Concrete Slab
Water Tank		
<b>Windows</b>	<b>Topography</b>	<b>Electric system</b>
Wood	Sloped	Breaker panel
		220 voltage
<b>Sewage system</b>	<b>Garage</b>	<b>Driveway</b>
Septic tank	Attached	Paved
	Double width	
<b>Yard Aspect</b>	<b>Bathroom</b>	<b>Front Access Road</b>
North	Shower Stall	Gravel
<b>Exterior - Misc</b>		
BBQ		

Remarks
Hummingbird Hill is located at the Northern end of the island and commands the most breathtaking view of the ocean and the islands to the North. Around the corner from the stunningly beautiful Levera Beach, famous Leather Back Turtle nesting site, it is situated on over an acre of gently sloping land. It comprises the main building which has an open plan living/dining/kitchen opening out onto a large wrap around veranda, master bedroom with en-suite bathroom and guest bathroom. Additionally, there are two separate cottages with en-suite bathrooms, ideal for holiday rental. There is a BBQ area with a staircase that leads up to a roof top encompassing 180 degree view of the Caribbean sea and Grenadine islands to the North. The garden boasts lots of different tropical fruit trees and plants including Soursop, Cashew, Mango, Sapadilla, Banana, Papaya and Citrus. Tranquility abounds at Hummingbird Hill. Approximately 15 minutes from the town of Sauteurs and 1 1/2 hours from the International Airport.