



**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.