



## Kalamunda

Spring Estate - Bequia  
St. Vincent & the Grenadines

\$1,500,000 US

Pristine 4 bed villa in an elevated, breezy location in Spring Estate. Surrounded by level manicured lawns, large private swimming pool & guest cottages, with views overlooking Spring Estate and the Atlantic Beyond.

- Ocean Views from Verandah
- Pool & Guest Cottages
- Located in Desirable Residential District



### 14,000 Gallon Swimming Pool & Guests Suites

The large swimming pool surrounded by wooden decking and with steps cascading down from one corner is located close to the 2 air conditioned en suite guest cottages. Each of the guest cottages has walk-in wardrobes and one has an en suite with tub and the other an en suite with shower.

### Cool Interiors, Stunning Views

The clean lines of this villa, cool tiled floors and elevated position offer a naturally air conditioned and welcoming interior that overlooks Spring Bay and the Atlantic Ocean beneath. Built in the 1990's the kitchen and 2 bedrooms in the main house both enjoy air conditioning units to ensure an ambient temperature within.

### High Beamed Ceilings & Open Plan Living

The central living and relaxing space has a high, wooden beamed ceiling and provides a cool, light area for family and guests to entertain.

### Gentle Sloping Manicured Lawns

This plot of land is one of the most level in the area. Surrounded by immaculate lawns, gently sloping down towards the lush palms that fringe Spring Bay Kalamundas' grounds offer both additional privacy and seclusion or if owners prefer, spacious areas in which to entertain. The gardens contain mature palms and fruit trees offering shade and seasonally ripe fruit for the owners to enjoy.

### Modern Kitchen with Ocean Views

With ample work surfaces in granite, a fridge freezer, hob with gas burners, integral oven, ocean views and a cool, clean white design throughout the kitchen has all the basic essentials required for a house of this size.

### Sweeping Verandah Overlooking Spring Bay

The large sweeping verandah, around which the house has been built, provides welcome shade from the Caribbean sun, an aromatic area to recline and entertain and copious views for guests to enjoy of Spring Bay and the Atlantic Ocean beyond. In effect this verandah exists as an additional living space, cooled by the windward breezes and warmed by the Caribbean sun.

### French Windows from Bedrooms lead to Verandah

The 2 air conditioned en suite double bedrooms both have french windows, providing a private entrance to the verandah and welcome windward breezes from the ocean. These bedrooms also have walk-in closets. The bedroom towards the rear of the property, the smaller of the 2 features a hand crafted twin wardrobe and dressing table unit.

### Private, Peaceful & Close to Town

Positioned on Old Cart Road, Spring Estate this house is located upon one of the most sought after residential areas upon the island. The estate is renowned for providing its residents with peace, quiet and seclusion whilst also only minutes away from town and the bars, shops and restaurants that can be found there. An east coast beach is just a 20 minute walk away, 2 west coast beaches are a 5 minute drive and the airport is only a 10 minute drive from this peaceful and secluded property.

### Storage & Workshop

Under the balcony that surrounds Kalamunda is a practical maintenance workshop and a 22,000 gallon water storage tank. The hot and cold water supply is pumped around the house by an established pressure pump system. The main structure was built in the 1990's with the addition of the pool and guest cottages in 2006/7.