



Waves Ocean Villa

Argyle - St Vincent
 St. Vincent & the Grenadines
 0.18 Acres

\$448,500 US



High quality ocean front property, 3 en suite bedrooms with AC. Enjoys cooling trade winds & airy feel throughout. Ocean sunrise views.

- Infinity Dipping Pool
- Self Contained 1 Bed Apartment
- Mustique Style Great Room

A generously specified house on an ocean plot in the Argyle area which will benefit greatly from the new International Airport which is currently in construction.

High Specification Construction

The house is a reinforced concrete frame, with concrete block walls and architectural shingle roof. (these shingles are reputed to last for approx. 40 years and also known as 40 year tiles). Solid hardwood doors throughout: Solid mahogany doors with greenheart frames. Low maintainable aluminium exterior windows. We can provide insurance quotation for this property.

Peaceful Residential Area

Waves Villa is in a residential area made up of lot sizes of mainly 6-7,000 square foot lots the area is safe and friendly with Neighbours either side and behind the Villa - mostly full time residents. Approx 30 mins drive from Kingstown the Capital of Saint Vincent & the Grenadines. The islands of Bequia & Mustique are a short ferry ride away.

Easy Beach Access to Rawacou Beach

The house being the last one before the ocean (there is a vacant section of a plot in front) which currently provides unofficial access the swimming/picnic area at Rawacou (5-10 mins walk). There is easy vehicular access to Rawacou Beach just a few mins away via the road. The beach offers great facilities being the official recreational park equipped with picnic huts with wooden benched seating / BBQ facilities / wash/changing rooms etc

Double Garage

The property enjoys easy road access and smooth level approach it benefits from a beautiful double garage. This is a well built garage with secure doors, power and light for storage or vehicle parking.

Upper Level

With cathedral ceiling and folding doors out to the deck - the great room is the center piece of the villa with lovely floor to ceiling bi-folding doors and a wide continuous level deck giving a great sense of space and ability enjoy the refreshing location. The ceiling is classic contemporary Caribbean style - with exposed rafter cathedral ceiling with treated pine beams and ply. Out through the folding doors the large deck has ample space for loungers and BBQ etc and easy access to the kitchen and lounge & dining area.

The Kitchen of the Waves Villa property is large airy and clearly a pleasure to use. The fittings are all included in the sale from the large American style Fridge Freezer to the high quality large commercial style stove. The owners enjoy cooking and this is a central space in the property great for socializing. Tray ceiling with recessed lighting add to the ambiance and smooth granite style work tops are easy to care for. The Travertine stone floor is perfect for this space making it easy to clean and cooling to use.

An additional room is currently listed as a media room - but could be used as an additional bedroom . The room is nice light and finished with pickled tong & groove tray tray ceiling and built-in surround sound system. It is located to the rear of the property - so nice and private.

Lower Level

The Master Bedroom has generous closet space and walk in wardrobes. The bedroom is light and spacious with tray ceilings and plenty of windows and a french double doors to access the dipping pool deck. The master bedroom has a walk-in closet and en suite bathroom, double basins and AC.

The two guest rooms enjoy private en-suite facilities and Air conditioning the rooms have lots of windows and feel light and relaxing with nicely finished tray ceilings. The central shared courtyard terrace area is shared by the two guest rooms for relaxing outside and brings a further space and light with double french doors are open to the breeze.

Apartment

A separate 1 bedroom apartment with private deck and sea views has just been completed and provides a pristine self contained apartment with stunning ocean views, ideal as a vacation rental unit.