



- **Bedrooms:** 5 + den
- **Bathrooms:** 5.5
- **Type:** Single Family Home
- **Built:** 2008
- **Sqft:** 6,000
- **View:** Canal Front
- **MLS:** 401804



Welcome to The Point Residence, Patrick's Island

Rarely do homes of this stature and privacy come onto the market at this price! Priced below the cost to build this caliber of home, the land and sea wall value alone is estimated at CI \$750,000. Set in the quiet and upscale residential community of Patrick's Island, this one-of-a-kind estate is located on its very own peninsula on 0.69 acres, thereby surrounded by 617 ft. of water frontage along with its own 45 ft. dock. This 5 bedroom, 5.5 bathroom, 6,000 sq. ft. home has been built to very high standards especially when it comes to hurricane protection. The home is set at 10 ft. above sea level and features a 571 ft. solid sea wall surrounding the property. The high elevation also affords owners commanding views of a particularly beautiful body of open water onto a canal leading to tranquil North Sound. Features include a diesel generator, hurricane proof windows and doors, built for entertaining, the expansive outdoor area features an incredible pool, large pool deck with full outdoor kitchen, full shower bathroom and built-in audio capabilities. The expansive acreage, one-off location and exceptional price point also offer buyers the chance to put their own stamp on this fantastic home in the community located only 10 minutes from Town.

Your Agent



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