

PRIVACY, ACCESSIBILITY & INCOME OPP IN ANGUILLA'S COVETED WEST END

TURN-KEY NEW CONSTRUCTION STARTING @ \$995,000 USD

3 BEDROOMS, 2.5 BATHS, FULLY FURNISHED – A MUST SEE

Schedule a visit today +1 469 428 7292 or info@EHADevelopment.com



THE VERY BEST OF ANGUILLA...

WALK TO WHITE SANDY BEACHES, WORLD-CLASS DINING & LIVE ENTERTAINMENT

ON .25 ACRES WITH ROOM FOR A POOL, RACKET COURT OR GUEST COTTAGE

NEWLY CONSTRUCTED 1400 SF OF FULLY FURNISHED INTERIOR SPACE

GENEROUS LIVING, DINING, KITCHEN, 3 BEDROOMS, 2.5 BATHS

+ 1400 SF OF COVERED PORCHES, STORAGE & 2-CAR GARAGE

+ 2000 SF ROOFTOP TERRACE (OR INCOME DEVEL OPP)

EHA NORTH
by EHA DEVELOPMENT LTD

- Recently completed, EHA North is a short walk (or 5-minute drive) to **Long Bay's and Meads Bay's white sandy beaches, world class dining and live entertainment.**
- Down a short, newly cut road in the Long Bay section of Anguilla's desirable West End, EHA North offers **privacy, accessibility and a broad range of expansion/income opportunities.**
- EHA North rests on .25 acres with ample space **for a lap or plunge pool, small racket court, a guest cottage or additional storage**, subject to permitting.
- EHA North is a single-story residence with **1400 sf of interior living space** including a foyer, generous living room, state-of-the-art kitchen, separate dining room, 3 bedrooms and 2.5 baths.
- Delivered turnkey, pricing includes **all indoor and outdoor furniture, appliances, decorative lighting, custom draperies, luxury linens, state-of-the-art cookware and dining service for 12.**
- **Appliances throughout are by Samsung** and include a **full-size washer and dryer** in a separately locked laundry facility conveniently located in the garage adjacent to a utility sink and storage.
- All rooms are equipped with **energy efficient cooling and heating splits, ceiling fans, custom casement windows with retractable screens and strong WiFi.**
- **Bedroom 1** includes a **king-size bed, walk-in closet and en-suite bath** with WC, shower, double-sink vanity and LED mirrors.
- **Bedroom 2** includes **2 full size beds, 2 dedicated workspaces**, 1 traditional closet, 1 walk-in closet and 1 dedicated, single-sink vanity with LED mirror.
- **Bedroom 3** includes **1 queen-size bed, 1 walk-in closet** and 1 dedicated, single-sink vanity with LED mirror.
- The home's 2nd full bath includes **separate, dedicated vanities with LED mirrors and a shower and WC which are accessible to both Bedrooms 2 and 3.**
- The home's **1400 sf of exterior space** includes a **2-car garage** (with storage, utility sink and locked laundry facility) **and covered front and rear porches** with lighting and outdoor furnishings.
- An exterior staircase leads to an **expansive 2000 sf rooftop terrace** from which to enjoy Anguilla's breath-taking sunsets and unobstructed views of St Maarten.
- **The home's rooftop offers a range of expansion/income opportunities**, additional personal living space or a separate residence with private entrance for long or short-term rental, subject to licensing.

For more information or to schedule a visit, +1 469 428 7292 or info@EHADevelopment.com