



**ACB**  
**Mortgage & Trust Co. Ltd.**

**PROPERTY FOR SALE**

**1. Property for Sale in Crosbies, St. John's, Antigua**

**LAND DESCRIPTION**

**Land Identification**

The land is legally described as follows:

Registration Section:	CEDAR GROVE & CROSBIES
Location:	Crosbies
Block:	44-1997 B
Parcel:	76
Area:	Registered 0.40 acre or 17,424 sq. ft.

**Site Data**

The site is located in Antigua in the northern section of the Island and St. John's Parish an area known as Crosbies which is northwest of Cedar Grove Village. The site is a corner lot located in the western end of the eastern side of Crosbies at the intersection of Westcott Avenue and Neem Avenue. The land slopes down gently from south to north so it drains to the north. The parcel is a corner lot which has an area of 0.4 acres and has frontage on two sides. Access to the property is from the west roadway, Westcott Avenue, for persons and vehicles, and also from the north access road, Neem Avenue, for persons only. Developed or maintained lands surround the site on all sides. The house is located in the middle of the lot.



Building from northeast



Building from north



Building from west



Site from northwest



West entrance to house



Courtyard gate

## 2. Property for Sale in Paradise View, St. John's, Antigua

**Description:** The property is a parcel of land 129 Block #:45 1696B, Reg. Section: Mckinnons. The property is located in the Paradise View area with a single storey masonry structure with a day basement situated east of the Sandals Hotel and Trade Winds Hotel.





The property has a single masonry structure with a day basement located in upper income residential development in the Paradise View area east of the Sandals Hotel and Trade Winds Hotel. The area has all of the infrastructures such as Electricity, Telephone, Water, CTV and paved asphalt road.



**Registration:** The legal description of the land is Mckinnons Block # 45 1696B, Parcel # 78

**Size:** The land has an area of 21,780.00 sq.ft.

**Location:** The property is located in the upper class residential development in the Paradise View area east of Sandal Hotel and south of Trade winds Hotel and 2.0 miles from St. John's, 3.5 miles from V.C. Bird International Airport.

The area is a mature development all of the infrastructures in place. The house density is approximately 50%.

**Topography:** Sloping and parcel is rectangular in shape.

**Utilities:** The area has all utilities from APUA and waste water system is septic tanks and drain fields.

**Access:** The property has public access from the north. This access road is in average condition as it not paved but is compacted and mall is the present surface.

### **3. Property for Sale in Paradise View, St. John's, Antigua**

#### **BUILDING**

The building is a single storey masonry structure with a day basement where the vertical members of the building are constructed from concrete blocks and RC columns while the horizontal members are constructed from reinforced concrete slabs, RC footings, RC lintels and RC beams. The roofing covering of the building is constructed from asphalt shingles; the ceiling is 3"x6" rafters on T&G boarding. The external and internal walls of the building are masonry plaster and paint. The flooring is finished with ceramic tiles.

The building has the following rooms: kitchen, dining room, living room, three bedrooms, two bath room and, rear covered deck. The basement area has an office with a half bath.

The layout of the rooms is satisfactory.

The windows are aluminum frame push up windows.

## LAND

**Registration:** The legal description of the land is Mckinnons Block # 45 1696B, Parcel # 557

**Size:** The land has an area of 21,780.00 sq.ft.

**Location:** The property is located in the upper class residential development in the Paradise View area east of Sandal Hotel and southeast of Halcyon Hotel and 2.0 miles from St. John's, 3.5 miles from V.C. Bird International Airport,

The area is a mature development all of the infrastructures in place. The house density is approximately 50%.

**Topography:** Sloping and parcel is rectangular in shape.

**Utilities:** The area has all utilities from APUA and waste water system is septic tanks and drain fields.

**Access:** The property has public access from the east.

**Boundaries:** The property is bounded by a road to the east; parcell #(s) 763 & 71 to the south; parcel # 82 located to the north and parcel # 558 located to the west.



Front Elevation



Back Elevation



North Elevation



Living Room

## **Contact Information**

**For further information about these and other properties for sale, please contact:**

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### **\*Disclaimer**

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