



Porters, Horizon Villa

Property Highlights:

Photovoltaic System
Stand-by Generator
Open Living and Dining Plan
Water Storage System
Wet Bar
Active Lifestyle
Breezy



Gross Land Area:

9,649 sq. ft.

Net Land Area:

N/A

Floor Area:

4,275 sq. ft.

Property ID: 3230ALT

List Price: US\$ 1,100,000

Description

Villa Horizon, is a four bedroom, 4.5 bathroom family home, located within the Westport Estate neighbourhood at Porters, St James. It is perfectly positioned at the end of a quiet cul-de-sac but it is within close proximity to the amenities of Holetown, such as retail shopping, banking, supermarket, restaurants and beaches.

On entering this home through the double wrought iron gates, you are first presented with a large, covered patio located on the northern side of the home. This open space is cool, light and breezy and is laid out as a spacious sitting area with, among other things, a wet bar, 4K Smart TV, a large and comfortable sofa, making it a great space to escape to relax or for entertaining.

On entering the two-story Foyer, which is left of the entry gates, you can either ascend the stairs to the three en suite bedrooms or continue to the open living & dining room. The living/dining room is another area for a more intimate setting for smaller groups of people; from here, you can either continue through the two sets of double doors onto the pool deck area. The pool deck is open, West facing and perfect for sunning as it is sun-kissed throughout the day. It is also a great spot for barbecuing or spending the days just lounging around. The covered patio and wet bar are also easily accessible from the pool deck through a connecting wrought iron gate.

The kitchen and breakfast room are also located on this level and offers easy access to the pool deck via the door located in the breakfast room. The kitchen is well equipped with granite countertops and stainless-steel appliances. Also on the main level is the en suite fourth bedroom, laundry, drying yard and enclosed garage which is accessible from the kitchen.

On the second floor of this home there are three en suite bedrooms. Two of these bedrooms face West and overlook the swimming pool & deck with the third bedroom facing East and enjoys the North-East breeze. The Master bathroom is completed with a jacuzzi tub and free-standing shower.

Other amenities at this home include:

- Photovoltaic system
- Standby Generator with automatic transfer switch
- Back-up potable water storage system
- Ultra 4K surveillance security system
- Dusk-to-Dawn LED perimeter security lights
- Control 4 automated system
- Monitored intrusion alarm system
- LED lighting throughout
- Inverter Air-conditioners throughout

The home was renovated in December 2022 to include:

- Painting finishes to the interior and exterior walls
- New privacy screening to the swimming pool deck
- New landscaping works to garden
- Installation of new Furnishings & Linen

Villa Horizon is just a short distance from these popular locations:

- 1 km from Heron Bay/ Colony Club beach
- 1 km from Ryan's Happy Place and La Baguette bakery
- 2 km from Limegrove Lifestyle Centre
- 2 km from Lone Star Restaurant
- 2 km from Massy Supermarket
- 2.1 km from Surfside and Zaccios Restaurants

- 2.2 km from The Tides Restaurant
- 3.9 km from the Sandy Lane Golf Club

SALE PRICE: US\$1,100,000

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Amenities:

A/C Bedrooms, Bar/Wet Bar, Family Location, Garden, Near Beach, Open Living & Dining Plan, Restaurants Close by, Shops Close by, Swimming Pool



