

3 Sandpiper Villas – Modern Villa in The Shores 4-bed/4.5 Bath

W Bay North East

MLS# 418776

CI\$1,943,000





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Introducing **Sandpiper Villas**, an exclusive new development within **The Shores**, a private gated community offering **24/7 security** and access to premium amenities. Thoughtfully designed for modern island living, Sandpiper Villas delivers privacy, quality craftsmanship, and energy-efficient features in a well-planned setting.

Property Overview

Phases 1 and 2 of Sandpiper Villas each feature **two duplexes**, providing a total of **four spacious villas per phase**. Features of Villa 3:

4 bedrooms | 4.5 bathrooms over 3,988 sq ft

- Private pool (21 ft. x 10 ft.)
- Spacious deck area & covered outdoor BBQ area
- Private fenced-in yard for enhanced privacy and security
- Landscaped gardens with natural grass, synthetic turf, and gravel
- Single-car garage & driveway parking for 3 cars
- Ceiling height: 10 ft., creating an open, airy atmosphere with loads of volume
- Hurricane-rated, low-E windows and external doors for safety and energy efficiency
- Solar provisions in place

Community & Location

Surrounded by **designated Land for Public Purposes (LPP) areas** and adjacent to a **peaceful wildlife sanctuary**, Sandpiper Villas offers **lake views** and a connection to nature. Residents can enjoy:

- Access to pickleball and tennis courts
- Landscaped walking and cycling paths within The Shores
- Nearby attractions, including Barkers National Park, Seven Mile Beach, and Camana Bay
- Optional boat parking and storage (subject to availability)
- Pet-friendly community

Sustainable & Energy-Efficient Features

Sandpiper Villas is designed with sustainability in mind, incorporating:

- Energy-efficient appliances
- Propane appliances & linear AC grills for energy savings
- Provisions for EV charging outlet in each garage
- French drain system (Phase 1) for effective water management

Construction Timeline

- Breaking ground: Around March this year
- Estimated completion: Q3 next year

Limited-Time Incentive for Early Buyers (25% of the development is already reserved!)

Property Features

Type	Status	View
Residential (For Sale)	Current	Garden View, Pool View
Listing Type	Bed	Bath
Condominium Time Share	4	4.5
Sq Ft	Block/Parcel	Area
3,988	9A / 736H3	10
Year Built		
2026		

Building Features

City Water
Yes

Pets
Yes

Additional Features

How Shown	Zoning	Covenants	Land Certificate
Drive by	Low Density residential	Yes	Not Issued
Possession	Title		
At Completion	Freehold		