

## 5 Sandpiper Villas, The Shores – 4-Bedroom Contemporary Villas in a Private Community

W Bay North East

MLS# 418775

**CI\$1,854,000**









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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 5:

- 4 bedrooms / 4.5 bathrooms over 4,074 square feet
- 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 4 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 savings
- 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
- Provision for EV charging outlet in each garage

### 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!)**

Sandpiper Villas is offering an exclusive **stamp duty rebate** for early purchasers of the first four units only:

## Property Features

<b>Type</b> Residential (For Sale)	<b>Status</b> Current	<b>View</b> Garden View, Pool View
<b>Listing Type</b> Condominium Time Share	<b>Bed</b> 4	<b>Bath</b> 4.5
<b>Sq Ft</b> 4,074	<b>Block/Parcel</b> 9A / 733H5	<b>Area</b> 10
<b>Year Built</b> 2026		

## Additional Features

<b>How Shown</b> By Appointment/List	<b>Land Certificate</b> Not Issued	<b>Possession</b> At Closing	<b>Title</b> Freehold
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