

## 1 Sandpiper Villas, Phase 2 – Modern 4-bed/4.5 Bath Villa in The Shores

W Bay North East

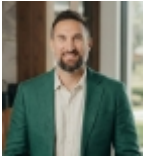
MLS# 421260

**CI\$1,899,000**









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With phase 1 selling out in record time, we are now introducing **Sandpiper Villas Phase 2**. This is 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 1:

#### 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
- 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 storm safety and 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 accessible attractions, include Barkers National Park (walkable), 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

- Construction is well under way and as of October 2026 this

Property Features

|                        |              |                        |
|------------------------|--------------|------------------------|
| Type                   | Status       | View                   |
| Condominium (For Sale) | New          | Garden View, Pool View |
| Listing Type           | Bed          | Bath                   |
| Condominium            | 4            | 4.5                    |
| Sq Ft                  | Block/Parcel | Area                   |
| 3,988                  | 9A / 928H1   | 10                     |
| Year Built             |              |                        |
| 2027                   |              |                        |