

Matilda's Haven

Spotts

MLS# 418024

CI\$1,200,000





Zane Kuttner
+1 (345) 321-4611
zane.kuttner@remax.ky

Placed in a peaceful corner near Spotts Beach, Matilda’s Haven invites you to linger and immerse yourself in the tranquility of its surroundings. Set on a grand 0.6-acre estate at the end of a leafy lane, this charming family home offers a perfect balance of privacy and room to thrive. Named after Matilda’s Pond, a natural lake system of brackish water stretching from Spotts to Patrick Island, the property exudes allure.

The vibrant gardens of Matilda’s Haven provide a sanctuary for birds and agouti, accented with majestic palms, including the iconic Silver Thatch. Meandering stone paths lead from the house to the appealing pool and beyond, guiding you to naturally formed rocky outcrops that offer a sense of adventure and seclusion. Next to a former quarry, the property blends natural beauty and privacy, guaranteeing a spot to relax in the sun, find shade, or enjoy a gentle breeze.

The architectural style of the residence hints at Mediterranean influences, featuring a red tile roof and arched windows that complement the Caribbean setting. A gravel driveway and port cochere welcome you to the home, leading to a hallway that opens up to vaulted ceiling living and sitting rooms, each uniquely defined by ceiling details and French windows.

To the left, the dining, kitchen, and breakfast rooms flow seamlessly, while to the right lies the ‘garden suite,’ with a powder room that could easily be converted into another bathroom. The recently refurbished chef’s kitchen boasts a KitchenAid appliance package, conveniently connecting to the laundry. The breakfast room opens onto a porch/carport, providing a delightful spot to start your day.

Ascending an oak staircase, you reach the second floor and the primary bedroom suite, complete with a private balcony, walk-in wardrobe, and modern bathroom. Two additional bedrooms share a spacious third bathroom, all offering lush green views that are a rare delight to behold. Matilda’s Haven invites you to linger, unwind, and relish in the beauty of its natural surroundings, promising a lifestyle of peace and contentment.

Property Features

Type Residential (For Sale)	Status Current	View Garden View, Inland, Pool View
Listing Type Single Family Home	Bed 4	Bath 2.5
Sq Ft 3,200	Block/Parcel 25C / 176	Area 40

Year Built 1994	Den Yes
----------------------------------	--------------------------

Building Features

Dishwasher Yes	Microwave Yes	Oven Gas	Car Port Yes
TV Yes	Porch Unscreened	Air Conditioning Central	Refrigerator Yes
Washer/Dryer Yes	Pool Yes	Occupant None	Sewer Yes
City Water Yes	Dining Area Yes	Kitchen Yes	Living Room Yes
Utility Yes			

Additional Features

How Shown By Appointment/List	Stories/Building 3	Number of Units 26	Stories/Condo 3
Monthly Maintenance Cost US\$ 1	Approx. Water Frontage 25	Construction ICF	Class Pre-Construction
Land Certificate Not Issued	Possession At Completion	Title Freehold	Insurance in Maint. Costs Yes
Sewage in Maint. Costs Yes	Foundation Slab	Strata 120	