

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

W Bay North East

MLS# 418776

**CI\$1,910,000**









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