

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

W Bay North East

MLS# 418775

CI\$1,854,000





Zane Kuttner

+1 (345) 321-4611

zane.kuttner@remax.ky

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!)

- **Partial stamp duty rebate** for buyers who opt for the **payment plan** (contact us for details).

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
4,074	9A / 733H5	10
Year Built		
2026		