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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!)

 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