

## 7 Sandpiper Villas, The Shores – Largest PREMIUM 4-Bedroom Villa in New Luxury Community

W Bay North East

MLS# 419440

**CI\$2,099,000**









## 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 7:

- 4 bedrooms / 4.5 bathrooms over 4,307 square feet, making it the largest of the villas currently available in the development
- Premium option due to having an extended garden space, overlooking the lake
- 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 court
- 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**

## Property Features

Type <b>Condominium (For Sale)</b>	Status <b>Current</b>	View <b>Garden View, Pool View, Water View</b>
Listing Type <b>Condominium</b>	Bed <b>4</b>	Bath <b>4.5</b>
Sq Ft <b>4,307</b>	Block/Parcel <b>9A / 733H7</b>	Area <b>10</b>
Year Built <b>2026</b>		