



## Lancaster 11, Tree Tops, St. James

### Property Highlights:

- Swimming pool
- Ideal for entertaining
- Jacuzzi
- Three stories
- AC wine seller
- Covered patios
- Gym
- Built in BBQ
- Water fall
- Back-up generator



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4.5



N/A

### Gross Land Area:

22000 sq. ft.

### Net Land Area:

N/A

### Floor Area:

4500 sq. ft.

**Property ID:** 1222D

**List Price:** US\$ 3,000,000

## Description

Sitting in a peaceful cul-de-sac of fine homes in the sought after Lancaster neighbourhood is this beautiful home designed by renowned architect Larry Warren and built in 1990 by one of the island's finest building contractors to be used as his own private residence. Located just above the island's popular west coast, the property is tucked away in its own tropical setting on the edge of a small, lush gully.

A covered walkway leads from the arched front entrance to the ground floor lobby which offers easy access to the garage, storage area, maids' quarters, front garden, gym, pool and deck. Planters on the stairs lead up to the main landing that in turn leads off to the dining room and the lounge, both of which share access to the large covered patio and bar area. The family room is also off the patio and has easy access to the kitchen, breakfast patio and walk-in pantry.

Upstairs there are three bedrooms, two bathrooms, and a spacious master bedroom with a walk-through closet leading to a pink marble en-suite bathroom with a Jacuzzi tub and a separate glass shower. There is also an office in the master suite.

The pool area is private with a tropical backdrop of mature trees offering a natural shade, while the rock feature waterfall from the hot tub on the first floor brings the area to life when it is engaged. This area is perfect for entertaining with a small chattel house bar set in the garden to complete the charming blend of comfort, character and understated style that radiate throughout this superb, executive residence.

Features include:

- Pool with waterfall
- Hot tub
- Temperature controlled walk-in pantry and wine cellar
- Pickled tray ceilings
- Built-in coral shelves and mirrors
- Double garage
- Maids' quarters
- Drying area
- Large back-up generator
- Security lighting
- Water tanks and pump system
- Alarm system

**SALE PRICE: BDS\$6,000,000 / US\$3,000,000**











