



Royal Westmoreland - The White House, Palm Grove

Property Highlights:

Exclusive Royal Westmoreland Estate
Fairway & Sea Views
Perfectly Positioned On The 11th Fairway
Infinity Pool
West Coast
Open Plan Layout
Gazebo



Gross Land Area:

N/A

Net Land Area:

N/A

Floor Area:

N/A

Property ID: 2871CHE

List Price: US\$ 4,500,000

Description

The White House as its name suggests, is firstly an exquisite luxury home set within the magnificent surroundings of Royal Westmoreland Championship Golf Course and secondly a stronghold with many elements designed to protect your investment and your family. This highly specified Caribbean home had been designed to the highest levels and offers opulent luxury that make the property unique, very attractive and cost effective.

This extraordinary villa comes with all the 'bells and whistles', plus more that cannot be found within Royal Westmoreland. The caliber of this villa in Barbados has had no expense spared in its built with over US \$1.2m in upgrades above and beyond the typical standard build.

There is no other house that can offer some of the additional upgrades that have been seamlessly incorporated in this villa: There is a built reticulation system that has been built into the foundation footings of the property to eliminate any termite issues and fully protects the property, Enviro shake roof shingles with 50-year warranty to sustain winds of up to 160 mph. 'In and Out driveway' – (the only villa in Royal Westmoreland with this feature), double glazed windows throughout, Five stage filtration system and UV throughout every water source in the house. Hurricane proof screen on the rear terrace that can withstand winds of up to 120 mph.

From its chemical free salt water pool, its eco-conscious power conserving windows and durable recycled roofing, to its home office for the digital nomad, its sonos surround sound and beautifully designed outdoor lighting features and gazebo grill for the entertaining socialite and its chefs delight kitchen for the foodie or health fanatic to its owner's retreat double master suite which have all been tastefully decorated to a very high standard.

For the investment savvy, The White House has only ever been owner occupied and therefore has undergone no wear and tear from heavy rental programs. However, based on conservative projections the property can yield up to 10% net profit. This home represents an amazing opportunity as a forever home, rental business and a more than secure investment.

Although only four years young, this villa is immaculately maintained to be considered as good as new and is the perfect canvas for any new owner to easily put their stamp on it to make it their own. This is the ultimate 'fully loaded' villa that speaks for itself.

This is truly a once-in-a-lifetime opportunity to capture all Royal Westmoreland has to offer.

Important note, a concise contact list of every contractor or service provider to ever touch or installed on the property will be provided to the new owner along with working manuals, drawings of all the many features.

All owners of Royal Westmoreland have access to five-star leisure facilities which includes a championship 18-hole Robert Trent Jones golf course, tennis courts, communal pool, spa, gym, restaurant and private owners beach club at Mullins.

SALE PRICE: Bds\$9,000,000 / US\$4,500,000



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Royal Westmoreland, St. James

Amenities:

A/C, Ceiling Fans, Infinity Edge Pool, Modern Kitchen, Near Beach, Near Golf Course, Patio/Terrace, Sea Views

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