



**RON KARP  
REALTY LTD.**

REAL ESTATE AGENTS

Dacia, Golf Club Road  
Rockley, Christ Church  
Tel: (246) 436 7440  
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www.karpreal.com



## "2 Bedroom Cliffside Villa..."

St. Philip, Culpepper

**US \$1,299,000**

Ref: 2402141

### Key Features

- Air Conditioned Bedrooms
- Appliances Included
- Desirable Location
- Rental Potential
- Furnished
- Gated Community



3

Bathrooms



2

Bedrooms





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Indulge in the luxury of this magnificent Two-Bedroom Cliff-front Villa spanning 3,807 sq. ft. Situated in the highly coveted Front Row of villas at East Resort, this inter-connected Junior Suite and One Bedroom Villa showcases bright, contemporary finishes and welcomes in stunning, Atlantic Ocean vistas through floor-to-ceiling sliding glass doors. The villa also boasts not one, but two infinity-edge pools - a sprawling 37ft wide pool and a more intimate 19ft wide pool, both featuring inviting spa tubs. Perfect for intergenerational family gatherings or group travel with friends, this oceanfront sanctuary promises a laid-back yet luxurious experience. Welcome to the epitome of coastal comfort and refined relaxation. Features: •Two Bed/Three Bath •3,807 sq. ft. •Includes self-contained “lock-off” Junior Suite •180° views of the Atlantic Ocean •Spacious chef’s kitchen with oversized quartz island •3 natural stone bathrooms including primary wet room with soaking tub •Two Pools - one 37’ and the other 19’ - with spa tubs •Lush tropical gardens with built-in BBQ •Owners’ Storage •Convenient Parking •Move-in ready, turn-key villa Residents of East Resort will enjoy: •Convenient on-site Property Management services •Historically successful Rental Management programme •24/7 Security •Villa Dining Delivery from The Crane Restaurants •Grocery Pre-stocking Services •Exclusive shuttle access to the amenities and services of The Crane Resort including the award-winning Zen Restaurant and world-famous Crane Beach •On completion, EAST will feature an organic farm, a farm-to-table café, a flood-lit tennis court, a fitness centre, a full-service destination spa, a rooftop restaurant and bar, and a convenience store.

For Sale	Beds: 2	Baths: 3
Type: House/Villa	Air Conditioned Bedrooms	Appliances Included
Desirable Location	Rental Potential	Furnished
Gated Community	Landscaped Grounds	Ocean Front
Open Plan	Pool	View of the Sea
Floor Area : 3807 SQ. FT.		