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"Hakuna Matata"

St. James, Holetown

US \$795,000

Ref: 2502474


9014 SQ. FT.
Gross Land Area


3
Bathrooms


3
Bedrooms

Key Features

- A/C Throughout
- Air Conditioned Bedrooms
- Desirable Location
- Rental Potential
- Fully Enclosed
- Furnished





Just minutes' walk from the most prestigious West Coast beaches, bars, restaurants, and shopping of Holetown, St. James, "Hakuna Matata" (translated means 'no worries') is positioned on an elevated, 9,016 sq. ft freehold lot at the end of a cul-de sac with no through traffic, offering enhanced privacy. Completely refurbished inside and out in summer 2025, this breezy, fully furnished three-bedroom, three-bathroom villa offers approximately 2,200 sq. ft. of character-filled living space. This solid, approximately 20-year-old dwelling is predominately comprised of naturally resistant hardwoods (red cedar, purple, and green heart), offering excellent resilience to the elements. The steep pitched gable roof is secured with hurricane straps for maximum wind resistance. Windows and doors are mostly double-glazed and include insect screens. The villa is fully equipped with a security door/window alarm system, fire alarm system, and security cameras. Inside, you'll find real wooden floors and genuine beamed ceilings throughout the ground floor. Modern, efficient living with AC throughout, solar hot water, inground high-speed internet, and a valuable rainwater catchment system with four large tanks (mains water-linked as well). The downstairs features an open-plan kitchen and dining area to the east, and a full-length lounge on the west with 6ft sliding glass doors opening onto the enchanting, secluded north patio and tropical garden. A laundry room with a full bathroom and two large storage spaces complete the ground floor. Upstairs boasts wooden floors and includes a large Master Bedroom with recessed storage and an ensuite complete with an alcove bath/shower and garden view. Two more breezy, light bedrooms (both with recessed storage) and a separate shower/toilet room. One ...

For Sale	Beds: 3	Baths: 3
Type: House/Villa	A/C Throughout	Air Conditioned Bedrooms
Desirable Location	Rental Potential	Fully Enclosed
Furnished	Landscaped Grounds	Open Plan
Security System	Close / Easy Access to West Coast	Floor Area : 2200 SQ. FT.
Gross Land Area : 9014 SQ. FT.	Nett Land Area : 7981 SQ. FT.	