



RON KARP REALTY LTD.

REAL ESTATE AGENTS

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"Lot 1 Holders Hill"

St. James, Holders Hill

US \$550,000

Ref: 2502571

19647 SQ. FT.
Gross Land Area

Key Features

- Air Conditioned Bedrooms
- Desirable Location
- Rental Potential
- Fully Enclosed
- Landscaped Grounds
- Open Plan



4

Bathrooms



6

Bedrooms





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Situated on Holders Hill in St. James, this architecturally designed split-level residence presents a fantastic opportunity to embrace the coveted West Coast lifestyle. Just a short 5-minute drive of fabulous beaches, nearby shopping facilities, restaurants, bars, and other amenities. The main level of this meticulously maintained home offers bright and airy open-plan living areas, perfect for both relaxing and entertaining. The kitchen boasts sleek Decoran countertops and abundant storage. The expansive patio has captivating, stunning ocean views. This level also features three generously sized air-conditioned bedrooms and two bathrooms, providing comfortable accommodation. The lower level of the property offers the added benefit of a self-contained two-bedroom, one-bathroom apartment with its own open-plan living space. The bedrooms are air-conditioned. This provides excellent potential for rental income or multi-generational living. Adding to the appeal is a charming studio cottage offering further flexibility. Peace of mind is ensured with the inclusion of wrought iron security bars and insect screens throughout, as well as security cameras and lighting. Practical features include a water tank, an outside storage shed, and a dedicated laundry room. The property is set within beautifully landscaped grounds, showcasing a vibrant array of flowering plants, shrubs, and various mature fruit trees. A delightful gazebo offers yet another vantage point to soak in the breathtaking ocean vistas.

For Sale	Beds: 6	Baths: 4
Type: House/Villa	Air Conditioned Bedrooms	Desirable Location
Rental Potential	Fully Enclosed	Landscaped Grounds
Open Plan	Wrought - Iron Grills	Beach within Walking Distance
Close / Easy Access to West Coast	Floor Area : 3409 SQ. FT.	Gross Land Area : 19647 SQ. FT.
Nett Land Area : 13382 SQ. FT.		