



RON KARP REALTY LTD.

REAL ESTATE AGENTS

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"8A Reef View"

St. Philip, The Crane

US \$370,000

Ref: 2602767

Key Features

- Desirable Location
- Rental Potential
- Fully Enclosed
- Landscaped Grounds
- Open Plan
- Unfurnished



11353 SQ. FT.
Gross Land Area



2
Bathrooms



3
Bedrooms



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Scenic Coastal Living Near The Crane 8A Reef View is a beautifully presented 3-bedroom, 2.5-bathroom home for sale, ideally located just around the corner from the world-famous Crane Resort in Barbados. The area is celebrated for its breathtaking scenery—soft pink-tinged sand, dramatic limestone cliffs, turquoise waters, and excellent bodyboarding waves—making Crane Beach one of the most visually stunning beaches in the world. The home is thoughtfully designed over two storeys, with the main living areas located upstairs to fully capture the sea views and cooling Atlantic breezes. Upstairs Living The upper level features: A spacious open-plan living, dining, and kitchen area A large patio, partially fitted with Bahama shutters, offering gorgeous sea views A primary bedroom with en-suite bathroom Two additional bedrooms sharing a generously sized bathroom This level is bright, airy, and constantly cooled by the natural ocean breeze. Downstairs Potential The ground floor mirrors the upstairs in overall footprint and offers excellent flexibility: A dedicated room ideal for a home office, studio, or guest space A half bathroom One-car garage Additional enclosed space (currently lattice-enclosed) ready for customization With minimal conversion, the lower level could become a self-contained ground-floor apartment, providing rental income potential, or—by adding an internal staircase—be incorporated into one large family residence. Property Highlights Approx. 11,353 sq. ft. of land Located in a quiet, upmarket neighbourhood Leisurely walk to Crane Beach Extensive renovations completed 2022-2023 New white Permaclad roof with insulation & hurricane straps (2024) New SunPower solar system (2024) New front gate (2024)

For Sale	Beds: 3	Baths: 2
Type: House/Villa	Desirable Location	Rental Potential
Fully Enclosed	Landscaped Grounds	Open Plan
Unfurnished	View of the Sea	Beach within Walking Distance
Floor Area : 2500 SQ. FT.	Gross Land Area : 11353 SQ. FT.	