

# GATEWAY ASCENDANCY LTD. DISTRESSED PROPERTY LISTING

January, 2023

For more information about a property please contact the realtor assigned.

All properties are listed at market value with in accordance of the laws of The Bahamas. All reasonable offers will be considered.

Gateway Ascendancy Ltd.  
Website:  
<http://www.ascendancyfund.com/bahamas/>

# New Providence Listings

## SalCo Realty (New Providence)

Sally Hutcheson 242.357.8106/242.328.6672

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	MLS #	GPS
Lot Tower Lee, Sandilands Village	Vacant land	Vacant Land	\$100,000.00		
Unit #9, Chardor East	2 bed, 1 bath	Multi Family	\$128,000.00		
Lot #363 Block No.13, Winton Meadows Subdivision 2	3 bed, 3 bath	Single Family	\$340,000.00		25.028386, -77.274628
Lot 4077, Pinewood Gardens, Southern District, NP	Residence with attached efficiency	Single Family	\$66,000.00	48250	
Lot 15, Block 10, Westward Villas Subdivision	3 bed, 2 bath	Single Family	\$195,000.00	48808	25.074770, -77.411468
Lot 7, Block 1, Bay Cedar Drive, Seabreeze	3 bed, 2 bath residence with attached efficiency	Single Family	\$292,000.00	25.0395	-77.31554

## 1 OAK Bahamas (New Providence)

Matt Sweeting 242.676.6767 / 242.808.6868

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	MLS #	GPS
Lot #15 Blk 8 South Beach Estates	Vacant Land	Multi Family	\$70,000.00	46127	
Lot No. 6, Country Club Estates, situate Eastern Side of South Ocean Boulevard and North Side of South West Bay Road	Vacant Land (1 Acre)	Vacant Land	\$345,000.00	47086	25.01110, -77.515292
Lot 11, East Street and Wilson Tract	Vacant Land	Vacant Land	\$41,000.00		
Lot 30 Frelia Subdivision, Off Fire Trail Road	3 bed 2 bath	Single Family	\$225,000.00		25.15738, -77.211395

## Carlyle Realty Ltd. (New Providence)

Carlyle Campbell 242.376.4215 / 242.601.4813

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	MLS #	GPS
Lot 18B, Off Marshall Road	Vacant Land	Vacant Land	\$100,000.00	46290	25.006927, -77.352526
#287 Gilbert Street, Kennedy Subd.	4 Bed 3 Bath	Single Family	\$170,000.00		
Lot 16 Block 3 Ibis Street, Nassau East North	4 bed 3.5 bath	Single Family	\$525,000.00	46722	25.038112, -77.276846
Lot 1 Sugar Hill Street, Fox Hill Subdivision	1 Bed 1 Bath	Duplex	\$165,000.00	48978	25.041231, -77.291764
Lot 2 Block 4 Rosena Drive, Faith Gardens	3 bed 2 bath	Single Family	\$131,000.00		25.007431, -77.365446

## TR Associates (New Providence)

Vincent Pratt 242.427.0767 - David Lunn 242.427.4177

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	MLS #	GPS
Portion of Block #48 Englerston Subdivision	3 bed 2 bath residence	Single Family	\$226,000.00	48871	25.051128, -77.340259
Lot #5 Block #1 Winton Estates	4 bed, 5 bath	Single Family	\$739,000.00	45761	25.039560, -77.256545
Lot 53 Block B Nassau Village Subdivison	3 bed 1 bath residence	Single Family	\$101,000.00	45464	25.034591, -77.317596

Lot 23 Malcolm Allotments	2 bed, 1 bath	Single Family	\$141,000.00	47471	25.033614, -77.339463
Lot 193, Flamingo Gardens	3 bed, 2 bath	Single Family	\$139,000.00	48870	25.012323, -77.381700
<b>Kikivarakis Properties (New Providence)</b>					
<b>Taryn Hinsey 242.424.0434 / 242.327.0399</b>					
<b>PROPERTY ADDRESS</b>	<b>PROPERTY DESCRIPTION</b>	<b>PROPERTY TYPE</b>	<b>ASKING PRICE</b>	<b>MLS #</b>	<b>GPS</b>
Lot 6 Malcolm Allotment	3 bed 2 bath	Single Family	\$130,000.00	45559	25.033745, -77.318728
Lot 6, Block 6, Venice Bay	3 bed, 2.5 bath	Single Family	\$449,000.00	46559	24.989894, -77.424283
Lot 21, Block 68, Englerston	1-3bed, 2bath, 1-3bed, 1bath, 1-2bed, 1bath	Triplex	\$222,000.00	46273	
Lot 44 Section 1 Gamble Heights	Unit 1- 1bed, 1bath, Unit 2- 2bed, 1bath	Duplex	\$160,000.00		25.025319, -77.350290
Lot 1 & 2 Block 14, Oakes Subdivision	3 bed, 2 bath	Single Family	\$160,000.00		
Lot 22 St. Andrews Beach Estates	3 bed 2 bath	Single Family	\$298,000.00	49348	25.020666, -77.283856
Lot 1988, Pinewood Gardens	6 bed, 5 bath	Single Family	\$115,000.00		
<b>Realty Solutions (New Providence)</b>					
<b>Steven Cartwright 242.427.5525 / 242.601.3598</b>					
<b>PROPERTY ADDRESS</b>	<b>PROPERTY DESCRIPTION</b>	<b>PROPERTY TYPE</b>	<b>ASKING PRICE</b>	<b>MLS #</b>	<b>GPS</b>
Lot #6, North of Nassau Village	One 2 bed/1bath unit. Two 1 bed/1bath units	Triplex	\$219,000.00	46175	
Lot 226 Kingfish Road, Westwinds Subdivision	Partially completed four-plex townhouse	Multi Family	\$682,000.00		
Lot 1215 Golden Gates #2	3 bed, 2 bath	Single Family	\$146,000.00		25.024871, -77362283
Lot 2, Block 1, Imperial Park	4 bed, 3 bath	Single Family	\$220,000.00		25.025162, -77.317149
Lot 68, Monastery Park Subdivision	3 bed, 3 bath	Single Family	\$171,000.00		25.047070, -77.310401
Lot # 8 Blk G of Carey's Addition	Parcel of land with incomplete structure	Vacant Land	\$88,000.00		
<b>Bahama Island Properties (New Providence)</b>					
<b>Ali Capron 242.557.0048</b>					
<b>PROPERTY ADDRESS</b>	<b>PROPERTY DESCRIPTION</b>	<b>PROPERTY TYPE</b>	<b>ASKING PRICE</b>	<b>MLS #</b>	<b>GPS</b>
Lot C Redland Acres	Vacant Land	Vacant Land	\$52,000.00	46171	25.038707, -77.331185
Lot 11 Dorin Estates	Vacant Land	Vacant Land	\$80,000.00		
Lot 6 Block 7 Glenniston Gardens	4 bed 2 bath residence	Single Family	\$273,000.00	45467	25.043605, -77.314737
<b>Leno Realty Ltd (New Providence)</b>					
<b>Hartman Longley II 242.396.3239 / 242.477.3692</b>					
<b>PROPERTY ADDRESS</b>	<b>PROPERTY DESCRIPTION</b>	<b>PROPERTY TYPE</b>	<b>ASKING PRICE</b>	<b>MLS #</b>	<b>GPS</b>
Lot 8 Jasmine Gardens, Located off Cowpen Rd.	3 bed, 1 bath	Single Family	\$180,000.00	46046	25.015866, -77.350681

Lot #23 Portland Bay, West Subdivision	Triplex	Multi Family	\$378,000.00	48218	25.019016, -77.378766
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### First Choice Appraisals & Sales (New Providence)

Gregory Collie 242.341.0582/242.422.3010

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	MLS #	GPS
Lot 1, Tract A-38, Northern side of Carmichael Road	3 bed, 2 bath	Single Family	\$181,000.00	48791	25.026228, -77.371992
Lot 141 St. Andrews Beach Estates	Unit 1 - 2 bed 1 bath Unit 2 - 5 bed 3.5 bath	Multi Family	\$480,000.00	48822	25.024598, -77.283505
Lot 273, Dorsetville Subdivision	3 bed, 2 bath	Single Family	\$174,000.00	50877	25.02178 -77.34429
Lot 16 and Northern Portion of Lot 17 Block 34 Shirley Heights Subdivision	2 bed 1 bath	Single Family	\$75,000.00	51488	25.02178 -77.34429

### In House (New Providence & Family Islands)

Gateway Ascendancy Ltd 242.422.0753/242.424.8960

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	MLS #	GPS
Lot 69B Bosun Hill Phase III (Boatswain Hill) Parcel B,C, & D	Vacant Land	Vacant Land	\$180,000.00		
Lot#188 Regatta Ridge, Flamingo Bay Exuma	Single family lot	Vacant Land	\$35,000.00		
Lot# 3851 Bahama Sound 6E Exuma	Parcel of land	Vacant Land	\$7,500.00		
#4424 & 4425 Bahama Sound #6 Exuma	Parcels of land	Vacant Land	\$50,000.00		
#B-5715 Bahama Sound Sec. 8 Exuma	Parcel of land	Vacant Land	\$20,000.00		
Lot on Southern Side off Adderley Road	Vacant Land (Duplex)	Duplex	\$425,000.00		
Lots 1 & 4 Don Mackey Blvd Abaco	Vacant Land	Vacant Land	\$27,500.00		
Lot 1 Block 8 Eden Street, Chippingham	Vacant Land	Vacant Land	\$65,000.00		

## Family Island Listings

### HG Christie (Abaco)

Dwayne Wallas 242.359.6046 / 242.367.5454

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	MLS #	GPS
Lot cont 13,878 sq feet portion of Grant B-84, Blackwood	Vacant Land	Vacant Land	\$10,000.00	46348	
Lot 17, Dundas Town Crown Allotment	2-2bed, 1 Bath	Duplex	\$100,000.00		
Lot 2, Don Mackay Blvd, Abaco	Vacant Land	Vacant Land	\$13,750.00	47438	
Lot 3, Don Mackay Blvd, Abaco	Vacant Land	Vacant Land	\$13,750.00	47439	
Lot 5, Don Mackay Blvd, Abaco	Vacant Land	Vacant Land	\$23,750.00	44147	
Lot # 59, Crossing Rocks	Vacant Land	Vacant Land	\$25,000.00	48122	
Lot 53 Government Subdivision, Northward of Nogi's Swamp, Marsh Harbour, Abaco	Vacant Land	Vacant Land	\$70,000.00		

### Holowesko Realty (Eleuthera) / (Andros)

Ken Andrews 242.438.3870

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	MLS #	GPS
Mangrove Cay South Andros	Unit 2 accommodates 2 bedrooms, 2 bathrooms, living room, dining room and kitchen. Unit 1 accommodates 1 bedroom and 1 bathroom, living room, dining room and kitchen.	Duplex	\$156,674.00		
Lot 14&15 Smith's Way Cargil Creek	Single Family 3 bed, 2 bath	Residential	\$159,202.00		
Lot #19 Block 7 Section A, Eleuthera Shores Subdivision, Eleuthera	3 bed, 2 bath, with a porch to the front and back of the property.	Single Family	\$133,000.00		45576
Lot #3 Schooner Lane, Rainbow Bay, Eleuthera	3 story home, 4 bed 4.5 bath, 2 car garage, patios to the front and the back of the house.	Single Family	\$372,000.00		47888
Lot# 26A & 26B Lovers Hill Governors Habor	This property consists of two structures. A single story 3 bed, 2bath home. A Multi-story triplex, with top level having two 2 bed, 1 bath apartments with back patio. Middle level one 1bed, 1 bath, with laundry room for the triplex. Bottom level is a basement.	Single Family + Triplex	\$564,000.00		49298
Lot# 109 Lowe Sound Settlement	Unit one: has 3 bed and 1 bath. Units two & three, 2 bed and 1 bath	Triplex	\$280,000.00		
Lot #24 Burns Pond Rd, Eleuthera	Parcel of land 9,623 sq ft	Vacant Land	\$12,000.00		
Queen's Highway Green Castle	Vacant Land	Vacant Land	\$40,000.00		
Wemyss Bight, South Eleuthera	Parcel of land situated off of Queens Highway	Vacant Land	\$216,000.00		45422
Lot 218 Lower Bogue	Vacant land	Vacant Land	\$10,000.00		

### Isle of Freedom (Eleuthera)

Ken Clumer 242.359.7903 / 242.334.4385

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	MLS #	GPS
Lot 90B and 90G, Lower Bogue	Vacant Land	Vacant Land	\$56,000.00		

### Coldwell Banker (Exuma)

Woody Turnquest 242.357.0933 / 242.345.0400

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	MLS #	GPS
#118 Exuma Harbour Estates	4 bed, 3 bath	Single Family	\$165,000.00		
Lot 5189 Bahama Sound	Vacant Land	Vacant Land	\$15,000.00		
Lot 13050 Bahama Sound	Vacant Land	Residential	\$10,000.00		

### Coldwell Banker (Long Island)

Jeanette Knowles 242.472.8459 / 242.337.6100

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	MLS #	GPS
Lot in Hamilton's Settlement	Residential lot	Vacant Land	\$79,000.00		

### A La Carte Bahamas Realty (Grand Bahama)

Naisha Russell 242.727.2493/242.373.4663

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	MLS #	GPS
Lot 20 Block 34 Bahamia Marina	Two 3 bed 2 bath units. One 1 bed 1 bath unit	Duplex	\$287,250.00	45669	
Lot 71 Section 2 Bahama Terrace	3 bed 2.5 bath residence	Single Family	\$105,000.00		
Lot 2 Block 4 Harbour West Subdivison	3 bed 2 bath home. Two 1 bed 1 bath units	Single Family	\$115,000.00		
Lot 1, Block 8, Seahorse Village	Two 2 bed, 2 bath units and two 1 bed, 1 bath apartments.	Duplex	\$90,000.00	48162	
Lot 20 Block 7 Windermere Subdivision	Vacant land	Vacant Land	\$19,000.00	33079	
Lot #115 Acklins Place Court #3, Hawksbill, G.B.	3 bed, 1 bath home with covered porch entrance	Single Family	\$71,000.00		
Lot 458, Section 2, Hudson Estate Subdivision	Vacant Land	Vacant Land - Single family	\$14,000.00	47473	
Lot 11, Block C, Bahamia Subdivision Sect 1	Vacant Land	Vacant Land	\$45,000.00		
Lot #95 Bahama Terrace & Country Club	3 bed 2 bath	Single Family	\$159,000.00	48070	
Lot 16 Block 3 Paradise Lane Seahorse Village	Duplex	Multi Family	\$97,432.00	48067	
Lot 58 Mayfield Park	3 bed 2 bath	Multi Family	\$180,000.00	49183	
Lot 63, Gladstone Terrace, Sunrise Park	2 bed, 2 bath	Half Duplex	\$53,300.00	49188	
Lot 55A Winerton Lane, Lincoln Park Subdivision	3 bed 2 bath	Single Family	\$13,300.00		

### Sands & Solutions Bahamas Realty Ltd. (Grand Bahama)

Telesha Sands-Pinder 242.727.9475

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	MLS #	GPS
Lot 9 Block 3 Shannon Subdivision	Vacant Land	Vacant Land - Multi family	\$40,000.00	48182	
Lot 98A Fraziers Hog Cay, Berry Islands	Vacant land	Vacant land	\$49,500.00		
Lot 14 Block 21 Unit 5, Lincoln Green Subdivision	3 bed 2 bath	Single Family	\$50,000.00	48175	
Lot 38 Freeport Ridge Subdivision	Vacant Land	Vacant land	\$20,400.00	48759	
Lot #2 High Rock	Vacant Land	Single Family	\$34,000.00	48809	
Lot #16 Blk #14 Unit #3 Land in Derby's	Parcel of land	Vacant Land	\$38,000.00	48757	
Lot 21, New Freetown Subdivision	3 bed, 2 bath	Single Family	\$108,000.00		26.610329 -78.361315

### Engel & Volkers Bahamas (Long Island)

Cheryl De Goicoechea 242.357.1064

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	MLS #	GPS
5 Acres Tatnalls, Scrubh Hill Long Island	Parcel of Land	Vacant Land	\$25,500.00	45954	
Lot #248 Stella Maris Long Island Bahamas	Parcel of land	Vacant Land	\$35,000.00		
Lot in Stella Maris, Long Island	2 beds, 1 bath both units	Duplex	\$90,000.00		
Benzie Road, Hamilton's Long Island	Vacant Land	Vacant Land	\$35,000.00		