

GATEWAY ASCENDANCY LTD. DISTRESSED PROPERTY LISTING

March, 2023

[illegible]

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 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 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 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
Lot 3221/22 Sir Lynden Pindling Estates	2 bed, 2 bath	Single Family	\$159,000.00		

Kikivarakis Properties (New Providence)					
Taryn Hinsey 242.424.0434 / 242.327.0399					
PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	MLS #	GPS
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 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	\$120,000.00		
Realty Solutions (New Providence)					
Steven Cartwright 242.427.5525 / 242.601.3598					
PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	MLS #	GPS
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, -77.362283
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		
Bahama Island Properties (New Providence)					
Ali Capron 242.557.0048					
PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	MLS #	GPS
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
Lot 16 Block 3 Ibis Street, Nassau East North	4 bed 3.5 bath	Single Family	\$525,000.00	46722	25.038112, -77.276846
Leno Realty Ltd (New Providence)					
Hartman Longley II 242.396.3239 / 242.477.3692					
PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	MLS #	GPS
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

Lot #391 Commonwealth Blvd, Elizabeth Estates	3 bed, 1 bath	Single/Multi Family	\$139,000.00	51943	25° 2'1.62"N -77°17'2.07"W
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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					
<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>	<i>MLS #</i>	<i>GPS</i>
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 #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 (3 Acres)	Vacant Land	\$216,000.00	51592	
Lot 218 Lower Bogue	Vacant land	Vacant Land	\$10,000.00		
Coldwell Banker (Exuma)					
Woody Turnquest 242.357.0933 / 242.345.0400					
<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>	<i>MLS #</i>	<i>GPS</i>
#118 Exuma Harbour Estates	4 bed, 3 bath	Single Family	\$165,000.00		
Lot 13050 Bahama Sound	Vacant Land	Residential	\$10,000.00		
Lot 440 Bahama Island Beach	3 bed, 2 bath	Residential	\$130,000.00		
Coldwell Banker (Long Island)					
Jeanette Knowles 242.472.8459 / 242.337.6100					
<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>	<i>MLS #</i>	<i>GPS</i>
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					
<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>	<i>MLS #</i>	<i>GPS</i>
Lot 20 Block 34 Bahamia Marina	Two 3 bed 2 bath units. One 1 bed 1 bath unit	Duplex	\$287,250.00	45669	
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 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	\$133,000.00		
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 #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
Lot 34, Imperial Park	3 bed, 2 bath	Single Family	\$66,000.00		26.50887 -78.68725
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		