

# GATEWAY ASCENDANCY LTD. DISTRESSED PROPERTY LISTING

April, 2024

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	Available For Viewing Yes/No	MLS #	GPS
Unit #9, Chardor East	2 bed, 1 bath	Multi Family	\$128,000.00	No	54596	
Lot 1, Cyclops Subdivision	Vacant Land	Vacant Land	\$102,000.00	Yes	54597	
Lot 11 Dorin Estates	Vacant Land	Vacant Land	\$80,000.00	No	56395	
Lot 19 Block 9 Calvin Street, Village Estates	3 bed, 2 bath	Single Family	\$172,000.00	Yes	56741	

## 1 OAK Bahamas (New Providence)

Matt Sweeting 242.676.6767 / 242.808.6868

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	Available For Viewing Yes/No	MLS #	GPS
Lot 11, East Street and Wilson Tract	Vacant Land	Vacant Land	\$41,000.00	Yes	52948	
Lot T7 High Vista	3 bed, 2 bath	Single Family	\$193,000.00	No	55867	
Lot 7, Block 6, Nassau East North Subdivision	6 bed, 5 bath	Single Family	\$357,000.00	Yes		25.037677 -77.274983
Lot 8, Hummingway Subdivision, Coral Harbor	3 bed, 2 bath	Single Family	\$252,000.00	Yes		

## TR Associates (New Providence)

Vincent Pratt 242.427.0767 - David Lunn 242.427.4177

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	Available For Viewing Yes/No	MLS #	GPS
Lot 116, Westridge Estates Subdivision	4 bed, 3.5 bath	Single Family	\$893,350.00	No	52948	25.07006 -77.425405
Lot# 36 West Moiety Blue Hill	3 bed, 2 bath	Single Family	\$111,000.00	No	54146	
Lot 193, Flamingo Gardens	3 bed, 2 bath	Single Family	\$101,000.00	No	48870	25.012323, -77.381700
Lot 18B, Off Marshall Road	Vacant Land	Vacant Land	\$100,000.00	Yes	46290	25.006927, -77.352526
Lot 16, Block 9, Faith Gardens	Unit 1-2bed,1bath, Unit 2-2bed,1 bath, Unit 3&4 - 1 bed,1 bath	Duplex	\$283,000.00	No		25.009225 -77.367933
Lot 334, Elizabeth Estates Subdivision	5 bed, 2 bath	Single Family	\$164,000.00	No	56657	

## Kikivarakis Properties (New Providence)

Taryn Hinsey 242.424.0434 / 242.327.0399

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	Available For Viewing Yes/No	MLS #	GPS
Lot 22 St. Andrews Beach Estates	3 bed 2 bath	Single Family	\$298,000.00	No	49348	25.020666, -77.283856
Lot 1988, Pinewood Gardens	6 bed, 5 bath	Single Family	\$120,000.00	No	52074	
Lot 187 Millennium Gardens	3 bed, 2 bath	Single Family	\$200,000.00	No		25.051059, -77.37152
Lot 368 Pidgeon Plum Ave., Pinewood Gardens	3 bed, 1 bath	Single Family	\$97,000.00	No		

## Realty Solutions (New Providence)

Steven Cartwright 242.427.5525 / 242.601.3598

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	Available For Viewing Yes/No	MLS #	GPS
Lot 1215 Golden Gates #2	3 bed, 2 bath	Single Family	\$146,000.00	No		25.024871, -77.362283

Lot 14, Block 21, Gleniston Gardens East	4 bed, 2 bath	Single Family	\$310,000.00	No	54524	
Lot 3282/83 Tamarind Street, Sir Lyden Pindling Estates	3 bed, 2 bath	Single Family	\$191,000.00	Yes		
<b>Leno Realty Ltd (New Providence)</b>						
<b>Hartman Longley II 242.396.3239 / 242.477.3692</b>						
<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>	<i>Available For Viewing Yes/No</i>	<i>MLS #</i>	<i>GPS</i>
Lot 8 Jasmine Gardens, Located off Cowpen Rd.	3 bed, 1 bath	Single Family	\$180,000.00	No	46046	25.015866, -77.350681
Lot #391 Commonwealth Blvd, Elizabeth Estates	3 bed, 1 bath	Single/Multi Family	\$139,000.00	No	51943	25° 2'1.62"N -77° 17'2.07"W
Lots 9, 10 & 11 Block 44 Jackson Street, Nassau Village	2 bed, 1 bath	Single Family	\$79,000.00	No	55770	25.21124, -77.191216
<b>First Choice Appraisals &amp; Sales (New Providence)</b>						
<b>Gregory Collie 242.341.0582/242.422.3010</b>						
<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>	<i>Available For Viewing Yes/No</i>	<i>MLS #</i>	<i>GPS</i>
Lot 294, Elizabeth Estates Subdivision	4 bed, 2 bath	Single Family	\$115,000.00	No	54172	
<b>In House (New Providence &amp; Family Islands)</b>						
<b>Gateway Ascendancy Ltd 242.422.0753/242.424.8960</b>						
<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>	<i>Available For Viewing Yes/No</i>	<i>MLS #</i>	<i>GPS</i>
Lot 69B Bosun Hill Phase III (Boatswain Hill) Parcel B, C, & D	Vacant Land	Vacant Land	\$180,000.00	No		
Lot#188 Regatta Ridge, Flamingo Bay Exuma	Single family lot	Vacant Land	\$35,000.00	Yes		
Lot# 3851 Bahama Sound 6E Exuma	Parcel of land	Vacant Land	\$7,500.00	No		23.582070, -75.913027
#4424 & 4425 Bahama Sound #6 Exuma	Parcels of land	Vacant Land	\$50,000.00	Yes		
Lot #24 Burns Pond Rd, Eleuthera	Parcel of land 9,623 sq ft	Vacant Land	\$12,000.00	Yes		
#B-5715 Bahama Sound Sec. 8 Exuma	Parcel of land	Vacant Land	\$20,000.00	Yes		
Lots 1 & 4 Don Mackey Blvd Abaco	Vacant Land	Vacant Land	\$27,500.00	Yes		
Lot 1 Block 8 Eden Street, Chippingham	Vacant Land	Vacant Land	\$65,000.00	No		
Lot C Redland Acres	Vacant Land	Vacant Land	\$52,000.00	Yes		25.038707, -77.331185
Lot 2, Block 1, Imperial Park	4 bed, 3 bath	Single Family	\$220,000.00	No		25.025162, -77.317149
#287 Gilbert Street, Kennedy Subd.	4 Bed 3 Bath	Single Family	\$170,000.00	No		
Lot 2 Block 4 Rosena Drive, Faith Gardens	3 bed 2 bath	Single Family	\$131,000.00	No		25.007431, -77.365446
Lot 1 Sugar Hill Street, Fox Hill Subdivision	1 Bed 1 Bath	Duplex	\$165,000.00	No	48978	25.041231, -77.291764
Portion of Lot 27, Pinedale Subdivision	TBA	Multi Family/Mixed Use	\$244,000.00	No		
Lot 17, Ideal Estates Subdivision	3 bed, 1 bath	Single Family	\$155,000.00	No		
Lot 15, Frelia Subdivision	3 bed, 2 bath	Single Family	\$219,000.00	No		
Lot 54 Marshall Road	3 bed, 2 bath	Multi Family	\$544,000.00	No		
Lot 1583 Pinewood Gardens Subdivision	3 bed, 2 bath	Single Family	\$110,000.00	No		
Lot 690 Stapledon Gardens	4 bed, 2 bath	Duplex	\$191,558.00	No		
Lot 3374/75 Sir Lynden Pindling Estates	3 bed, 2 bath	Single Family	\$127,000.00	No		
Lot 11, Block 19, Carew Street	3 bed, 1 bath	Mixed Use	\$162,000.00	No		
Lot 7 Jasmine Drive	3 bed, 2 bath	Single Family	\$193,000.00	No		

Lot 10, Block 11, Village Estates	3 bed, 2 bath	Single Family	\$125,000.00	No		
Lot 78 East Beach Drive, Caravel Beach Subdivision Section 1, situate with the "Port Area"	3 bed, 2 bath	Single Family	\$220,000.00	No		
Lot 5 Unit 1 Regency Park Subdivision	2 bed, 2 bath	Single Family	\$190,000.00	No		
Lot 349 Pidgeon Plum Street, Pinewood Gardens	3 bed, 2 bath	Single Family	\$132,000.00	No		
Lot 12 & 13, Block 3, Bahama Reef Yacht & Country Club, Section 2	7 bed, 6.5 bath	Single Family	\$1,403,000.00	No		

## Family Island Listings

### HG Christie (Abaco)

Dwayne Wallas 242.359.6046 / 242.367.5454

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	Available For Viewing Yes/No	MLS #	GPS
Lot cont 13,878 sq feet portion of Grant B-84, Blackwood	Vacant Land	Vacant Land	\$10,000.00	Yes	46348	
Lot 2, Don Mackay Blvd, Abaco	Vacant Land	Vacant Land	\$13,750.00	Yes	47438	
Lot 3, Don Mackay Blvd, Abaco	Vacant Land	Vacant Land	\$13,750.00	Yes	47439	
Lot 5, Don Mackay Blvd, Abaco	Vacant Land	Vacant Land	\$23,750.00	No	44147	
Lot # 59, Crossing Rocks	Vacant Land	Vacant Land	\$25,000.00	No	48122	
Portion of Lot 79 Murphy Town Crown Allotment	2 bed, 1 bath	Single Family	\$130,000.00	No	53114	
Lot 40 Dundas Town Crown Allotments	Vacant Land	Vacant Land	\$11,000.00	No	53115	

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

Ken Andrews 242.438.3870

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	Available For Viewing Yes/No	MLS #	GPS
Mangrove Cay South Andros	Unit 2 -2 bedrooms, 2 bathrooms. Unit 1 - 1 bedroom and 1 bathroom.	Duplex	\$156,674.00	Yes	47438	
Lot of land comprising of 5,156 sq. ft., approximately 401 feet South of the Main Eleuthera Highway and 220 feet South of Gregory Town	Split Level - 2 bed, 2bath	Multi-family/Residential	\$140,000.00	Yes		25.3884663 -76.5536141
Lot 14&15 Smith's Way Cargil Creek (Andros)	Single Family 3 bed, 2 bath	Residential	\$159,202.00	Yes	54692	
Queen's Highway Green Castle	Vacant Land	Vacant Land	\$40,000.00	No	49168	
Wemyss Bight, South Eleuthera	Parcel of land situated off of Queens Highway (3 Acres)	Vacant Land	\$216,000.00	No	51592	
Lot containing 15,973 sq. ft, The Bluff, North Eleuthera	2- 2bed, 1 bath	Duplex	\$169,000.00	No	53061	
Lot Tarpum Bay, Eleuthera	Vacant Land	Vacant Land	\$42,000.00	No		
Lot Lowe Sound Andros	3 bed, 2 bath	Residential & Commercial	\$115,000.00	Yes	54079	
Lot 11 Cargill Creek Andros	4 bed, 3 bath	Residential & Commercial	\$135,000.00	Yes	54093	
Lot 14 Rainbow Bay, Eleuthera	Vacant Land	Vacant Land	\$25,000.00	No	53902	

### Coldwell Banker (Exuma)

Woody Turnquest 242.357.0933 / 242.345.0400

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	Available For Viewing Yes/No	MLS #	GPS
Lot 13050 Bahama Sound	Vacant Land	Residential	\$10,000.00	No		

Lot 6610 Bahama Sound Section 8	Unit 1 -3 bed, 2 bath/ Unit 2 -2 bed, 1 bath	Duplex	\$320,000.00	Yes		23.3504, -77.5349
<b>Coldwell Banker (Long Island)</b>						
<b>Jeanette Knowles 242.472.8459 / 242.337.6100</b>						
<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>	<i>Available For Viewing Yes/No</i>	<i>MLS #</i>	<i>GPS</i>
Lot in Hamilton's Settlement	Residential Lot	Single Family	\$79,000.00	No	54672	
Lot in Glinton's Long Island	Residential Lot	Single Family	\$155,000.00	Yes	56545	
<b>A La Carte Bahamas Realty (Grand Bahama)</b>						
<b>Naisha Russell 242.727.2493/242.373.4663</b>						
<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>	<i>Available For Viewing Yes/No</i>	<i>MLS #</i>	<i>GPS</i>
Lot 2 Block 4 Harbour West Subdivision	3 bed 2 bath home. Two 1 bed 1 bath units	Single Family	\$115,000.00	Yes	46232	
Lot 1, Block 8, Seahorse Village	Two 2 bed, 2 bath units and two 1 bed, 1 bath apartments.	Duplex	\$90,000.00	Yes	48162	
Lot 458, Section 2, Hudson Estate Subdivision	Vacant Land	Vacant Land - Single family	\$14,000.00	Yes	47473	
Lot 11, Block C, Bahamia Subdivision Sect 1	Vacant Land	Vacant Land	\$45,000.00	No		
Lot 16 Block 3 Paradise Lane Seahorse Village	Duplex	Multi Family	\$97,432.00	Yes	48067	
Lot 58 Mayfield Park	3 bed 2 bath	Multi Family	\$180,000.00	Yes	49183	
Lot 63, Gladstone Terrace, Sunrise Park	2 bed, 2 bath	Half Duplex	\$53,300.00	No	49188	
Lot 38 Freeport Ridge Subdivision	Vacant Land	Vacant land	\$20,400.00	Yes	48759	
Lot 21, New Freetown Subdivision	3 bed, 2 bath	Single Family	\$108,000.00	Yes	56368	26.610329
Lot 98A Fraziers Hog Cay, Berry Islands	Vacant land	Vacant land	\$49,500.00	Yes	49168	-78.361315
<b>Engel &amp; Volkers Bahamas (Long Island)</b>						
<b>Cheryl De Goicoechea 242.357.1064</b>						
<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>	<i>Available For Viewing Yes/No</i>	<i>MLS #</i>	<i>GPS</i>
5 Acres Tatnalls, Scrubh Hill Long Island	Parcel of Land	Vacant Land	\$25,500.00	Yes	45954	
Lot #248 Stella Maris Long Island Bahamas	Parcel of land	Vacant Land	\$35,000.00	No	54196	
Lot in Stella Maris, Long Island	2 beds, 1 bath both units	Duplex	\$90,000.00	No	49704	
Benzie Road, Hamilton's Long Island	Vacant Land	Vacant Land	\$35,000.00	Yes	49702	
<b>Sands &amp; Solutions Bahamas Realty Ltd. (Grand Bahama)</b>						
<b>Telesha Sands-Pinder 242.727.9475</b>						
<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>	<i>Available For Viewing Yes/No</i>	<i>MLS #</i>	<i>GPS</i>
Lot 150 Block 7 Bahamia West Subdivision	3 bed, 3 bath	Single Family	\$279,000.00	Yes	54641	26.502701, -78.723106