

# GATEWAY ASCENDANCY LTD. DISTRESSED PROPERTY LISTING

May, 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<br>-77.274983 |
| Lot 8, Hummingway Subdivision, Coral Harbor   | 3 bed, 2 bath        | Single Family | \$252,000.00 | No                           |       |                         |

## 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<br>-77.425405   |
| Lot 193, Flamingo Gardens              | 3 bed, 2 bath  | Single Family | \$101,000.00 | No                           | 48870 | 25.012323,<br>-77.381700 |
| Lot 18B, Off Marshall Road             | Vacant Land  | Vacant Land   | \$100,000.00 | Yes                          | 46290 | 25.006927,<br>-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<br>-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 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,<br>-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,<br>-77.362283         |
| Lot 14, Block 21, Gleniston Gardens East                | 4 bed, 2 bath        | Single Family | \$310,000.00 | No                           | 54524 | 25° 2'18.44"N<br>-77° 18'32.06"W |
| Lot 3282/83 Tamarind Street, Sir Lyden Pindling Estates | 3 bed, 2 bath        | Single Family | \$157,000.00 | No                           |       | 25.025028,<br>-77.322182         |

| <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>Available For Viewing Yes/No</b> | <b>MLS #</b> | <b>GPS</b>                    |
| Lot 8 Jasmine Gardens, Located off Cowpen Rd.  | 3 bed, 1 bath                            | Single Family          | \$180,000.00        | No                                  | 46046        | 25.015866,<br>-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<br>-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,<br>-77.191216       |
|  |  |                        |                     |                                     |              |                               |
| <b>First Choice Appraisals &amp; Sales (New Providence)</b>                                |  |                        |                     |                                     |              |                               |
| <b>Gregory Collie 242.341.0582/242.422.3010</b>  |  |                        |                     |                                     |              |                               |
| <b>PROPERTY ADDRESS</b>  | <b>PROPERTY DESCRIPTION</b>              | <b>PROPERTY TYPE</b>   | <b>ASKING PRICE</b> | <b>Available For Viewing Yes/No</b> | <b>MLS #</b> | <b>GPS</b>                    |
| 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>                                    |  |                        |                     |                                     |              |                               |
| <b>PROPERTY ADDRESS</b>  | <b>PROPERTY DESCRIPTION</b>              | <b>PROPERTY TYPE</b>   | <b>ASKING PRICE</b> | <b>Available For Viewing Yes/No</b> | <b>MLS #</b> | <b>GPS</b>                    |
| 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 #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,<br>-77.331185      |
| Lot 2, Block 1, Imperial Park  | 4 bed, 3 bath                            | Single Family          | \$220,000.00        | No                                  |              | 25.025162,<br>-77.317149      |
| #287 Gilbert Street, Kennedy Subd.   | 4 Bed 3 Bath                             | Single Family          | \$170,000.00        | No                                  |              |                               |
| Lot 1 Sugar Hill Street, Fox Hill Subdivision  | 1 Bed 1 Bath                             | Duplex                 | \$165,000.00        | No                                  | 48978        | 25.041231,<br>-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 66 Section 1 Gamble Heights Subdivision  | Unit 1 2 bed 1 bath, Unit 2 1 bed 1 bath | Single Family          | \$163,000.00        | 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 |  |  |
| Lot 75, Block 1, Gamble Heights                                   | 3 bed, 1 bath   | Single Family | \$244,000.00   | 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  | Yes                          | 48122 |     |
| Portion of Lot 79 Murphy Town Crown Allotment            | 2 bed, 1 bath        | Single Family | \$130,000.00 | No                           | 53114 |     |

### 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<br>-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,<br>-77.5349 |

### Coldwell Banker (Long Island)

**Jeanette Knowles 242.472.8459 / 242.337.6100**

| PROPERTY ADDRESS | PROPERTY DESCRIPTION | PROPERTY TYPE | ASKING PRICE | Available For Viewing Yes/No | MLS # | GPS |
|------------------|----------------------|---------------|--------------|------------------------------|-------|-----|
|------------------|----------------------|---------------|--------------|------------------------------|-------|-----|

| Lot in Ginton'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        | No                                  | 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               |
| Lot 5 Unit 1 Regency Park Subdivision                           | 2 bed, 2 bath   | Single Family               | \$78,000.00         | Yes                                 |              |                          |
| <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,<br>-78.723106 |