

GATEWAY ASCENDANCY LTD. DISTRESSED PROPERTY LISTING

August, 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 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	No	56741	25.3258, -77.19673
Lot 8 & 9 Block 12 Eastern Estates	3 bed, 2 bath	Single Family	\$237,000.00	Yes		25.029676, -77.276315

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	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 -77.425405
Lot 18B, Off Marshall Road	Vacant Land	Vacant Land	\$100,000.00	Yes	46290	25.006927, -77.352526
Lot 3, Portion of Allotment 67, Fox Hill Allotments	Vacant Land	Vacant Land -Multi Family	\$105,000.00	Yes		25.015933 -77.311280

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, -77.37152
Lot 368 Pidgeon Plum Ave., Pinewood Gardens	3 bed, 1 bath	Single Family	\$97,000.00	No		
Lot 66 Section 1 Gamble Heights Subdivision	Unit 1 2 bed 1 bath, Unit 2 1 bed 1 bath	Multi Family	\$127,000.00	No	58214	25.024765, -77.352122
Lot 24 Ambri Close Subdivision, Eastern District	Unit 1 1 bed 1 bath, Unit 2 1 bed 1 bath, Unit 3 2 bedroom 1 bathroom, Unit 4 i bedroom and half bath	Fourplex	\$302,000.00	Yes		25.039754, -77.299627

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 14, Block 21, Gleniston Gardens East	4 bed, 2 bath	Single Family	\$310,000.00	No	54524	25° 2'18.44"N -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, -77.322182
Portion of Lot 63 Parcel O, Alexandria Road, Carmichael Road	1-2bed/1bath, 2-1bed/1bath	Triplex	\$210,000.00	No		25.026300 -77.382300
Lot 349 Pidgeon Plum Street, Pinewood Gardens	3 bed, 2 bath	Single Family	\$132,000.00	Yes		25.031587, -77.332375

Leno Realty Ltd (New Providence)

Hartman Longley II 242.396.3239 / 242.477.3692

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

In House (New Providence & Family Islands)

Gateway Ascendancy Ltd 242.422.0753/242.424.8960

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	Available For Viewing Yes/No	MLS #	GPS
Lot#188 Regatta Ridge, Flamingo Bay Exuma	Single family lot	Vacant Land	\$9,500.00	Yes		
Lot 98A Fraziers Hog Cay, Berry Islands	Vacant land	Vacant land	\$49,500.00	Yes	49168	
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	No		
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 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 of land designated as Parcel 20 part of Crown Grant No.D1 60 in the settlement of Scrub Hill, Long Island	3 bed, 2.5 bath	Single Family	\$150,000.00	No		
Lot 7 Jasmine Drive	3 bed, 2 bath	Single Family	\$193,000.00	No		
Lot #3 of Allotment 67, Fox Hill	Vacant Land	Single Family	\$105,000.00	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 75, Block 1, Gamble Heights	3 bed, 1 bath	Single Family	\$244,000.00	No		
Mangrove Cay South Andros	Unit 2 -2 bedrooms, 2 bathrooms. Unit 1 - 1 bedroom and 1 bathroom.	Duplex	\$156,674.00	Yes	47438	
Lot 193, Flamingo Gardens	3 bed, 2 bath	Single Family	\$101,000.00	No	48870	25.012323, -77.381700

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	No	47438	
Lot 3, Don Mackay Blvd, Abaco	Vacant Land	Vacant Land	\$13,750.00	No	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	

Holowesko Realty (Eleuthera) / (Andros)

Ken Andrews 242.438.3870

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	Available For Viewing Yes/No	MLS #	GPS
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	
Lot 165, Lower Bogue, Eleuthera	3 bed, 2 bath	Commercial, Residential & Multi-family	\$152,000.00	Yes		

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 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

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
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Lot in Glinton's Long Island	Residential Lot	Single Family	\$155,000.00	Yes	56545	
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>Available For Viewing Yes/No</i>	<i>MLS #</i>	<i>GPS</i>
Lot 12 & 13, Block 3, Bahama Reef Yacht & Country Club, Section 2	6 bed, 6.5 bath	Single Family	\$494,000.00	Yes		
Lot 2 Block 4 Harbour West Subdivison	3 bed 2 bath home. Two 1 bed 1 bath units	Single Family	\$115,000.00	Yes	46232	
Lot 458, Section 2, Hudson Estate Subdivision	Vacant Land	Vacant Land - Single family	\$14,000.00	Yes	47473	
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 -78.361315
Lot 5 Unit 1 Regency Park Subdivision	2 bed, 2 bath	Single Family	\$78,000.00	No	58028	
Lot 75, Block 1, Gamble Heights	3 bed, 1 bath	Single Family	\$244,000.00	Yes		
Engel & Volkers Bahamas (Long Island)						
Cheryl De Goicoechea 242.357.1064						
<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 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	No	49702	
Sands & Solutions Bahamas Realty Ltd. (Grand Bahama)						
Telesha Sands-Pinder 242.727.9475						
<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