


# GATEWAY ASCENDANCY LTD. DISTRESSED PROPERTY LISTING

December, 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
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	No		25.029676, -77.276315
Lot 15, Country Club Estates	Vacant Land	Vacant Land	\$128,000.00	No		

## 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 75, Block 1, Gamble Heights	3 bed, 1 bath	Single Family	\$234,000.00	Yes		25.132.45 -77.2059.09
Lot 11, East Street and Wilson Tract	Vacant Land	Vacant Land	\$41,000.00	No	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 690 Stapledon Gardens	4 bed, 2 bath	Duplex	\$265,650.00	Yes		25.0510073 -77.3761912
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
720 feet Southwards of Carmichael Rd., Western District	Vacant Land	Multi Family	\$180,000.00	Yes		25.006800, -77.421100
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	No		25.039754, -77.299627

<b>Realty Solutions (New Providence)</b>						
<b>Steven Cartwright 242.427.5525 / 242.601.3598</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 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	No		25.031587, -77.332375
Lot 287 Gilbert Street, Kennedy Subdivision	3 bed, 1 bath	Single Family	\$146,000.00	Yes		25° 2'1.80"N , -77° 19'59.77"W
<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#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		
Lot 18B, Off Marshall Road	Vacant Land	Vacant Land	\$100,000.00	Yes	46290	25.006927, -77352526
Lot C Redland Acres	Vacant Land	Vacant Land	\$52,000.00	No		25.038707, -77.331185
Lot 2, Block 1, Imperial Park	4 bed, 3 bath	Single Family	\$220,000.00	No		25.025162, -77.317149
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 11, Block 19, Carew Street, Shirley Heights	3 bed, 1 bath	Mixed Use	\$174,000.00	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		
Mangrove Cay South Andros	Unit 2 -2 bedrooms, 2 bathrooms. Unit 1 - 1 bedroom and 1 bathroom.	Duplex	\$156,674.00	Yes	47438	
Lot 120 Murphy Town Crown Allotment, Murphy Town	3 bed, 1 bath	Single Family	\$270,000.00	No		
Lot of Land approximately 1/2 mile Northeast of New Plymouth Settlement on Green Turtle Cay forming a portion of the Subdivision called and known as Green Turtle Estates Subdivision and being Lot No. 15, Abaco	3 bed, 2 bath	Single Family	\$243,000.00	No		26.768944, -77.325362
Lot 193, Flamingo Gardens	3 bed, 2 bath	Single Family	\$101,000.00	No	48870	25.012323, -77.381700
Lot 1, Cyclops Subdivision	Vacant Land	Vacant Land	\$102,000.00	No	54597	

Lot 1, Block 49 of Section E, Eleuthera Island Shores Subdivision	3 bed, 2 bath	Single Family	\$170,000.00	No		
Lot of land situate in "James Cistern North"	4 bed, 2 bath	Single Family	\$190,000.00	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 # 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	No		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	No		

### 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	No		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
Lot in Ginton's Long Island	Residential Lot	Single Family	\$155,000.00	Yes	56545	
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	Yes	59217	

<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 12 & 13, Block 3, Bahama Reef Yacht & Country Club, Section 2	6 bed, 6.5 bath	Single Family	\$494,000.00	Yes	58695	
Lot 2 Block 4 Harbour West Subdivision	3 bed 2 bath home. Two 1 bed 1 bath units	Single Family	\$115,000.00	No	46232	
Lot 205 East Section 4 Adventurer's Way	3 bed, 1 bath	Single Family	\$93,000.00	Yes	60348	
Lot 16 Block 3 Paradise Lane Seahorse Village	Duplex	Multi Family	\$97,432.00	Yes	48067	
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 78 East Beach Drive, Caravel Beach Subdivision Section 1, situate with the "Port Area"	3 bed, 2 bath	Single Family	\$152,000.00	Yes	60345	
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 10, Block 5, Unit 1, Derby Subdivision	Vacant Land	Vacant Land	\$59,000.00	No		
Lot 2, Block 7, Section B, Royal Bahamia Estates, reeport,GB	3 bed,2 bath	Single Family	\$158,000.00	Yes	60345	
<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 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	
<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