

# GATEWAY ASCENDANCY LTD. DISTRESSED PROPERTY LISTING

December, 2025

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, Block 19, Carew Street, Shirley Heights	3 bed, 1 bath	Mixed Use	\$187,000.00	Yes		25.35269,-77.2005
Lot 1, Cyclops Subdivision	Vacant Land	Vacant Land	\$102,000.00	Yes	54597	
Lot 313 Yamacraw Beach Estates	2 bed, 2 bath	Single Family	\$245,000.00	Yes		25.021708, -77.293398
Lot 20 Hill Crest Subdivision	Duplex	Multi-Family	\$241,000.00	Yes		

### 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 7, Block 6, Nassau East North Subdivision	6 bed, 5 bath	Single Family	\$357,000.00	No		25.037677 -77.274983
Lot 123 Seven Hills Estates Subdivision	3 bed, 1 bath Unit 1, Unit 2 1 bed, 1 bath	Single Family/ Mult-Family	\$130,000.00	No		
Lot 25 Leviticus Adderley Estates Subdivision	Unit (1) 2 bed 2 bath, Unit (2) 2 bed 1 bath	Multi-Family	\$260,000.00	No		25.003359, -77.426710

### 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 3, Portion of Allotment 67, Fox Hill Allotments	Vacant Land	Vacant Land -Multi Family	\$105,000.00	Yes		25.015933 -77.311280
Lot 54 South Beach Allotments	3 bed, 2 bath 4 Units 1 bed, 1 bath (Incomplete)	Multi Family	\$424,000.00	Yes		24.995807, -77.364564
Lot A, approximately 3012 feet West of Fox Hill Road	Triplex	Multi-Family	\$203,000.00	No		25.028872 -77.305027
Lot No. 128 in the Coral Vista Subdivision, Coral Harbour	Unit (1) 3 bed, 2 bath Unit (2) 2 bed, 1 bath	Multi-Family	\$396,000.00	No		24.994842, -77.451137

### 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
720 feet Southwards of Carmichael Rd., Western District	Vacant Land	Multi Family	\$180,000.00	Yes		25.006800, -77.421100
Lot 24 Armbr 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
Lot 11 Mount Tabor Estates East Addition	2 bed, 2 bath	Single Family	\$147,000.00	No		25.034200, -77.320500
Lot 22, Carmichael Meadows	3 bed, 2 bath	Single Family	\$197,000.00	Yes		25.02010 -77.39090

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 287 Gilbert Street, Kennedy Subdivision	3 bed, 1 bath	Single Family	\$146,000.00	Yes	60826	25° 2'1.80"N , -77° 19'59.77"W
Lot 8, Block 63, Englerston Addition Subdivision	Unit 1 - 2 bed, 1 bath, Unit 2 & 3 -1 bed, 1 bath	Multi Family/Triplex	\$146,000.00	No		25.0819 -77.346792
Lot 2 Southwestern Portion of Allotment #15, Sandilands Allotments	Unit 1 2 bed 1 bath, Unit 2 2 bed 1 bath	Multi-Family	\$224,000.00	No		25° 1'53.93, -77° 18'29.02
Lot 58, Mount Vernon Subdivision, Eastern District, N.P.	7 bed, 5 bath	Multiy -Family	\$520,000.00	Yes		25.0310.3 N, -77.1741.3W

## 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 7H, portion of land in the vicinity of Yellow Wood Creek	1 bed, 1 bath	Single Family	\$100,000.00	No		
Lot #4424 & 4425 Bahama Sound #6 Exuma	Parcels of land	Vacant Land	\$50,000.00	No		
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	No		
Lot 18B, Off Marshall Road	Vacant Land	Vacant Land	\$100,000.00	No	46290	25.006927, -77.352526
Lot C Redland Acres	Vacant Land	Vacant Land	\$52,000.00	No		25.038707, -77.331185
Portion of Lot 27, Pinedale Subdivision	TBA	Multi Family/Mixed Use	\$244,000.00	No		
Lot 15, Frelia Subdivision	3 bed, 2 bath	Single Family	\$219,000.00	No		
Lot 1583 Pinewood Gardens Subdivision	3 bed, 2 bath	Single Family	\$110,000.00	No		
Lot 7 Jasmine Drive	3 bed, 2 bath	Single Family	\$193,000.00	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 #3 of Allotment 67, Fox Hill	Vacant Land	Single Family	\$105,000.00	No		
Lot or parcel of land 12,750 sq.ft compromising a portion of the Northwestern portion of Lot 7H being a portion of a tract of land being a division of a parcel of land compromising 148.271 acres in the vicinity of Yellow Wood Creek, approximately one mile east of Cherokee Sound	1 bed, 1 bath	Single Family	\$93,000.00	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	

Cariglobe Realty (Eleuthera) / (Andros)						
Ken Andrews 242.438.3870						
PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	Available For Viewing Yes/No	MLS #	GPS
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	
Queen's Highway Green Castle	Vacant Land	Vacant Land	\$40,000.00	No	49168	
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 14 Rainbow Bay, Eleuthera	Vacant Land	Vacant Land	\$25,000.00	Yes	53902	
Lot 50, James Cistern, North Eleuthera	4 bed, 2 bath	Residential	\$144,000.00	No		25.1974, -76.2225
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 Clinton'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	
A La Carte Bahamas Realty (Grand Bahama)						
Naisha Russell 242.727.2493/242.373.4663						
PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	Available For Viewing Yes/No	MLS #	GPS
Lot 12 & 13, Block 3, Bahama Reef Yacht & Country Club, Section 2	6 bed, 6.5 bath	Single Family	\$370,500.00	No	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 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 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		
Engel & Volkers Bahamas (Long Island)						
Cheryl De Goicoechea 242.357.1064						
PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE	Available For Viewing Yes/No	MLS #	GPS
5 Acres Tatnalls, Scrub Hill Long Island	Parcel of Land	Vacant Land	\$25,500.00	Yes	45954	
Benzie Road, Hamilton's Long Island	Vacant Land	Vacant Land	\$35,000.00	Yes	49702	