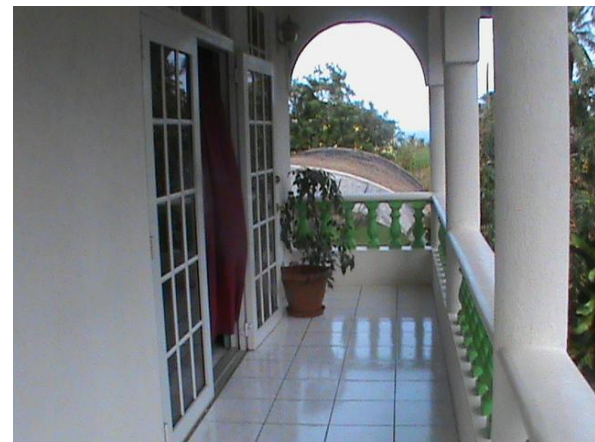
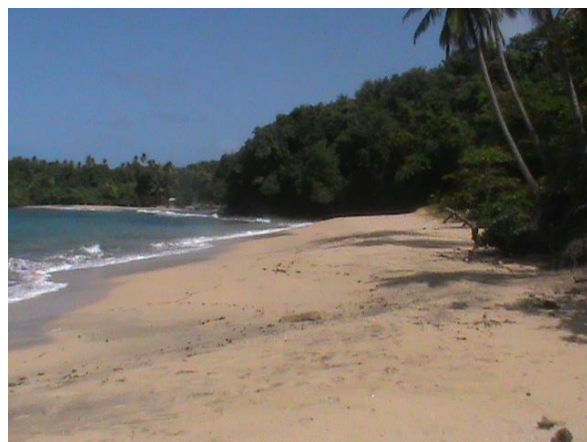


## ***HOUSES***

### **3 Bedroom Woodford Hill House – EC\$500,000 /US\$187,266**

This house is a great family home. Ideal for creating cherished family moments. It has 3 bedrooms, 2 baths, big kitchen and living room area. Each bedroom is very spacious. The house sits on a 5038sq ft lot .Included in this sale, is the adjacent lot 5031 sq ft (to form a total of 10,069sqft (915m2). The second lot is presently used as a vegetable garden. There is an undeveloped ground floor which can be transformed into a self-contained apartment of 3 bedrooms and the foundation for the ground floor has been laid. A storage room is below the ground floor. The Woodford Hill House is accessible with paved road leading to the property. The golden sand beach of Woodford Hill is only 5 minutes walk away. Once at the beach – the beauty, tranquility and the serenity of the beach will soothe your restless soul. Surrounded by a beautiful flower garden, fruit trees and bananas, its a beautiful place for a beautiful family.

***PRICED TO SELL!***



Marian Jno-Finn

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## 2 bedroom house in Grange, Portsmouth – EC\$667,500 / US\$250,000

The residence sits on 32,000sqft of flat land and comprises of two floors. The upper floor has two bedrooms, one bathroom with an open kitchen and living room area. The living room opens unto spacious covered patio offering breathtaking views of the Caribbean sea, the Prince Rupert Bay and National Park of Cabrits. On the ground floor is a studio tastefully finished. There is a large patio with plants and different species of birds. The lower flow can be accessed externally. Pressure pump, hot water is available on both floors. In the garden is a little store house for garden tools, lawn mower or barbecue grill. The road is easily accessible with ample parking. This Cottage is also available for short term/vacation rental.



Marian Jno-Finn

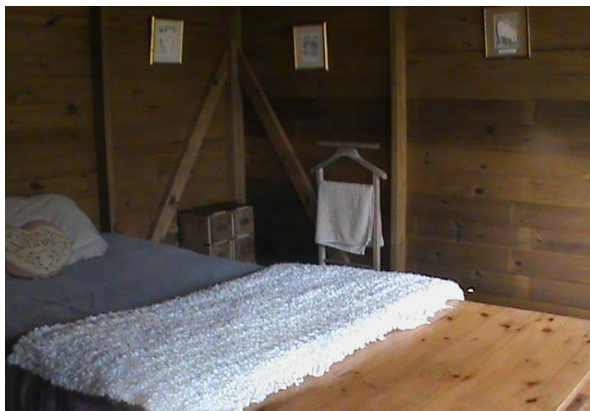
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## 6 Acres- Belle Fille Cottage Retreat – EC\$667,500 / US\$230,000

Shhhhhh!!!!!!! Can you hear it? THE SILENCE – conversing with your restless and weary soul. The PEACE- interrupted only by sweet harmonious melodies of birds. Endless sweetness! 6 acres of beautiful serene property surrounded by forest and agriculture and fresh water. A perfect place to find solace. This property takes you away from it all – life's selfish issues and take you back to the originally you. A great place to detox from life's tragedy and pain. There are 2 bedrooms in two separate buildings. The main house consists of a 1 large bedroom with bath and modern kitchen connecting from the outside. Fresh mountain water is collected from nearby sources. Solar heater, generator and electricity add to the comfort. Surrounded by Forest, lots of vegetation, agriculture and possibilities to enhance and create an even more beautiful retreat with style, class and love. Easily accessed. **PRICE NEGOTIABLE!**



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### **3 Bedroom House in Guillet, Portsmouth – EC\$735,000 / US\$271,535**

An excellent 3 bedrooms, 3 bathrooms house in Guillet - A small community just 5 minutes away from TheCabrits/Portsmouth. It is indeed a wonderful modern house with all contemporary amenities. There is a sweet, soft inviting ambiance in this place. It is built for good wholesome family living with lots of yards space, very quiet /clean neighborhood. Moments away from the black volcanic sands of Belle Hall and 5 minutes from Purple Turtle Beach; one of Dominica's most popular beach on the turquoise water of the Caribbean Sea. The historical site of The Cabrits adds to your Dominica adventure. The Guillet House borders with Manicou River. There is a big yard space with a gazebo on the edge of the river. The perfect spot for entertaining, the ideal place for relaxation and deep meditation enhanced by the gentle sound and site of the nearby river.



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## Sea Fan Villa in Calibishie – EC\$882,992 / US\$325,000

Sea Fan Villa is an awesome three (5) bedroom, 2.5 bath villa with an independent two (2) bedroom apartment suitable for income, guests, or housekeeper/gardener lodging. There is a lovely living-area, large veranda and a comfortable living/dining room with theatre ceiling which makes the home even sweeter. The storm shutters, guard against intemperate weather, yet let in the constant cool trade wind breeze. Solar hot water system throughout (65 gallon), plus auxiliary electric showerhead water heater in apartment. Laundry room with washing machine and gas dryer. Garage, secure with storage shelves. Garden.



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## **Ti Kebec Property- 2 Buildings + Garage – EC\$1,078,413 / US\$403,900**

Now here is a BEAUTIFUL property with awesome potential! Built on 0.7365 acres of flat land is “Ti-Kébec. Ti Kébec consists of (2) two independent buildings plus an enclosed garage: Building 1 –1 bedroom, 1.5 bath, kitchen office , pantry and laundry room, with very large veranda. Building 2 – 4 bedrooms, 3 baths, open concept large kitchen/ living room.Ideal for transformation as a rental income property – both as long term and/or vacation rental. This property is very appealing. With the beach just a step away, Barroui River embraces the edges of land (kayaking to the beach is really tempting). Once at the beach, there is lots to do! You may spend the day with family and friends at the Dive Center discovering another beautiful aspect of Dominica underwater or embrace the peaceful environment. The tranquil turquoise water of the Caribbean Sea will whisper sweet melody as you lazily bask in the golden sunshine on the soft black volcanic sandy beach. Traveling to and from the capital Roseau is only 25 minutes. The road is excellent for driving! As for adventure – there is so much to do: There is the Indian River and the Cabrits, Whale watching and hiking, The Indigenous people of Dominica – the Kalinago/Caribs. Make Ti Kébec your home away from home – it will be good to you and you will be happy.



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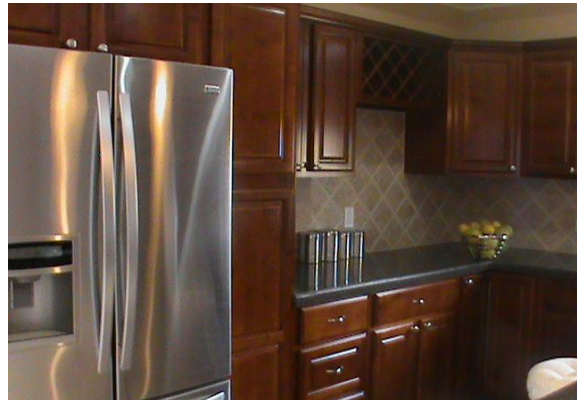
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## **Mero Villa – EC\$1,294,955 / US\$485,000**

This property is grand, spacious and beautiful. A perfect place to call home. Each of the 4 bedrooms are very spacious and elegant with the master bedroom having separate walking closets. The 3 baths are also spacious and comfortable. The kitchen is a chef's delight with lots of beautiful cabinets. The island makes a perfect place for conversations while attending to the stove and oven. Kenmore appliances make cooking even more delightful. Why should you leave home? The office space gives you the privilege to work at home with all the comforts. Video cameras around the building records the movements of all who visit the area. Below the house is a huge empty space easily transformed into an apartment and or storage space. The view of the turquoise waters of the Caribbean Sea can only be described as "magnificent!" The Macoucherie Development boasts of beautiful properties which makes it comfortable for a family to enjoy. This home was built and designed by the owner with lots of love!! View link:

[http://www.youtube.com/watch?v=B2\\_9xa6QYsY](http://www.youtube.com/watch?v=B2_9xa6QYsY)



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## Trois Pitons-4x1 Bedroom Apartments – EC\$1,627,423 / US\$599,000

4 x 1 bedroom apartments over 3 floors or a large family home. The property is nestled under Morne Trois Pitons, a Unesco World Heritage Site which is set on 1 acre (43,560 sq ft) of landscaped gardens. The building size is 6000 sq ft and was built in 2009 by the present owners with much care and attention.

There is electricity, telephone + internet service available. The crystal clear unpolluted water is gravity fed to the property so no pumps are needed. It comes from their own catchment storage tanks, which means NO water bills. There is potential for a hydro as well.

To the rear of the property there is ample parking for 5 or 6 cars. There is also a storage shed.

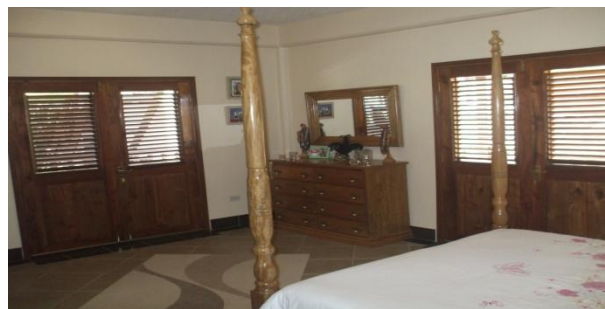
The property consists of :BASEMENT : Workshop / generator room.

GROUND FLOOR : with wrap around balcony. Utility /laundry /cloakroom, kitchen/diner, lounge/diner. Bedroom with en-suite bathroom, stairs leading to internal landing.

FIRST FLOOR: with wrap around balcony. There are 2 apartments on this floor, each having a lounge bedroom, kitchenette and bathroom.

Stairs from internal landing to:SECOND FLOOR; open plan loft apartment (36ft x 36ft ) with separate bathroom, kitchen. It has 8 dormer windows + skylight, giving you fantastic views of the mountains.

This is a turnkey business ready for full operation.



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**JB Chateau in Calibishie - EC\$2,400,000 / US\$898,876 *Very Negotiable/Make offer***

A massive 6 bedrooms and 5.5 baths house in the village of Calibishie. Construction was supervised by the owner with special care and attention. The main floor includes: 3 large bedrooms; each with its own ensuite baths. In the master bathroom there is an additional water tank and a bidet for more luxurious living. The living room, bedrooms and study all have beautiful hard wood floor. All bathroom floors are tiled. The large kitchen is the place for delectable creations and appetizing dishes. The kitchen has a two bowl sink with single drainer, a range cooker, washing machine, and fridge/freezer. There is a large impact resistance door from the kitchen leading to the veranda. Lots of cupboards and countertops for storage and working effectively. There are also several kitchen utensils. The Ground Floor includes: 3 bedrooms, 1 bath, a full independent kitchen and washing machine. The bedrooms has hard wood flooring and the bath is also tiled. There is a very large empty space which can be developed to suit your need and/or desire. The material used in the construction of this great property is of the best. Reinforced double glazed glass windows, French doors (windows and doors all have triple lock features), top of the line kitchen appliances, water heater, security bars on all windows. Designed by the draftsman/engineer owner much love and attention, 8” cinder blocks are used for the foundation and 6” for the wall. There is so much to tell but seeing is believing.....



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## **LAND**

### **8 Lots at Bantridge, Pond Casse – Starting @ EC\$33,190 / US\$12,431**

8 beautiful flat lots in Brantridge Pond Casse. A wonderful place for building your country home, surrounded by lush forest and constant water. Mt. Trois Pitons stands majestically, as if to say come up higher – Let's Talk.

Electricity already installed and road access is ready to make coming home a pleasure.

- Lot #1: 10,000 sqft- price EC\$50,000
- Lot #2: 10,015 sqft- price EC\$50,075
- Lot#3: 10,037 sqft- price EC\$50,185
- Lot#4: 10,005 sqft – price EC\$50,025
- Lot#5: 10,034 Sqft - price EC\$50,170
- Lot#6: 10,035 sqft – price EC\$50,175
- Lot#7: 9,454 sqft - price EC\$47,270
- Lot#8: 6,782 sqft – price EC\$33,190



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## **Charlotte Valley Lot, Newtown- EC\$65,000 /US\$24,345 *each***

Two very beautiful 1/2 acre lot (side by side) for your future dream home. It is right behind the Fatima Church in Newtown. However, you get a feeling of being in the country side with lots of mangoes trees. The area is not yet developed but, access road is already cut. Why wait until development begins, to buy? If you wait, then of course the price will not be the same. This is a great deal! Prices in Roseau and environs are in some cases 20 times more. Don't hesitate – this won't last long!!!!!!



## **Belle Fille, Castle Bruce– EC\$150,000 / US\$56,180**

3 acres of Agriculture land, very fertile, surrounded by ravins. Cash crops of cacao, oranges and coconuts are in abundance. This land is good for planting dasheens, plantain and bananas or any other crops. Easy access – paved road! A perfect place for both agriculture and eco-lodge.



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## **7 Acres of Land in G'leau Gommier – EC\$213,600 / US\$80,000**

7 acres of lush forest land in G'leau Gommier. An ideal place for stay; one with nature and with your Creator. The place a very quiet , lush and serene. The road leading the property is already established but to enhance, it must be paved. There are a few farms around and a ravine runs right through.



## **11,280 sqft of Land at Gulliet, Portsmouth – EC\$225,600 / US\$84,494**

A desirous place to build your comfortable dream home. 11,280 sq.ft of flat land in Guillet, Portsmouth, which borders the Mannicou River. Guillet is a quiet area and is only 5 minutes away from all the tourist attraction sites including; The black volcanic sands from the beach of Belle Hall, the Purple Turtle Beach, the dive center and the historical sites of Cabrits. There's lot to do and so being home is an added welcome.



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**33,759sqft of land in Cotton Hill – EC\$15 /US\$5.62 per sqft**

33,759sqft of beautiful flat lot in Cotton Hill Development, Portsmouth (almost 1 acre). This lot is very cultivated with lots of different fruit trees such as; mango trees, oranges, coconuts. It is the perfect place to build your dream home. Once construction is finished, you will have awesome ocean view of turquoise waters of the Caribbean, Marie-Galante and unto Guadeloupe. Cotton Hill Development is a brand new community in Portsmouth where many new houses are presently being built – it is a desirous neighbourhood. Motivated owner – **MAKE OFFER !!!!! PRICE NEGOTIABLE!**



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***FOR RENT***

***Soufriere – EC\$900 / US\$337 monthly***

2 large bedrooms, 1 bath house in Soufriere. This house is spacious for a family, with large living and dining rooms, kitchen and extra space which can be used as an office or small bedroom. The area has a mountain view.



**1 Bedroom Apartment in Wallhouse – EC\$1500 / US\$562 monthly**

Very Nice 1 bedroom, 1 bath brand new apartment in Wall House. Very pretty, spacious and inviting. It is fully furnished with all modern amenities including brand new washing machine. The bathroom is truly beautiful, large and elegant – It is a great place to prepare for the day ahead. Freshly painted and designed. It is truly lovely!



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## **2 Bedroom Apartment in Jimmit– EC\$1500 / US\$562 monthly**

Driving home is always a pleasure! This 2 bedroom apartment is a beautiful place to come home to. It is fully furnished with all modern amenities which includes; washer/ dryer, fans and all kitchen appliances etc. The community of Jimmit is a very lovely community. Most houses are relatively brand new or under construction. Driving to Roseau, it is merely 10 minutes away. Rental fee includes internet and cable TV.



## **3 Bedroom house in Wallhouse – EC\$3000 / US\$1124 monthly**

A beautiful 3 bedrooms, 2.5 baths house for rent in a beautiful neighbourhood and a quiet place to come home to. This house is well maintained, freshly painted and updated. It is move-in ready. This property comes fully furnished with all modern amenities. On the lower part of the house has space which can be used for anything including an extra bedroom, the laundry room and a toilet for your guests. Very comfortable and ideal for wholesome family living.



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## Commercial Properties for sale

### Plantation Style Private Home/ Boutique Hotel – US\$3,500,000 *negotiable*

Considered to be one of the most beautiful properties on the island of Dominica, this property was designed as a plantation-style, 8 bedrooms, 8 bathroom private home with separate staff accommodation. However, it's easily adapted to function as a Boutique Hotel with 10 guestrooms, which it has been doing successfully for the last 9 years. It is situated 250 feet above sea level, with 3 acres of mature gardens and forest overlooking the ocean. The setting is spectacular, secluded, lush and peaceful. The World Travel Awards (WTA) has deemed this property one of Dominica's leading hotels. The World Travel Awards is the biggest and most prestigious awards program in the travel and tourism industry worldwide."



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## Commercial Space for rent

### 2 Commercial Spaces in Roseau – EC\$3500 / US\$1288

Brand new commercial building in the heart of town, in close proximity to everything which includes: supermarkets, hospital, health centers, schools, churches and government offices. The building is very spacious and it is a perfect place for conduction of a successful business. There are 2 spaces available in which each space has its own wash room, kitchenette and large veranda. In addition, there is another commercial building in the same area with a rental price of EC\$ 4,000. The soft warm colours are a great contrast. Your business is ready to take off to a new and exciting horizon!



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## **Commercial Space 2x1 Unit Office - EC\$500 /US\$188 *monthly each***

Two office spaces for rent right on the main road in St. Joseph. They are very comfortable and practical for conducting business. Its ideal location makes it very attractive to you and your clients. Your business is exposed to all traffic, moving from the entire west and north coast. You may rent just one space but both spaces are available. They are on the top floor, next to each other. The rent is only EC\$ 500.00 monthly per unit – a good start for beginner Size of Office Space #1 – 17.6ft length x 16.9ft width #2 - 21.11ft length x 12.0ft width



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