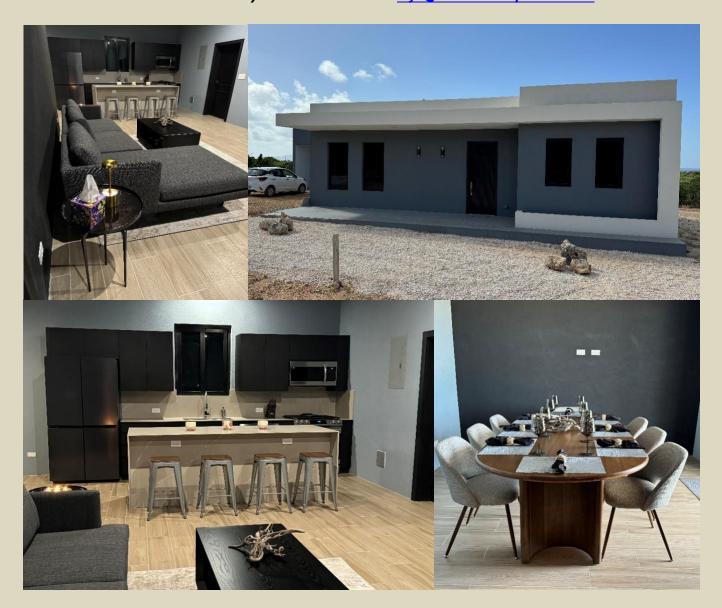
NOW AVAILABLE - TURN-KEY NEW CONSTRUCTION - \$895,000 USD 3 BEDROOMS, 2.5 BATHS, FULLY FURNISHED – A MUST SEE PRIVACY, ACCESSIBILITY & EXPANSION IN ANGUILLA'S COVETED WEST END Schedule a visit today +1 469 428 7292 or info@EHADevelopment.com



THE VERY BEST OF ANGUILLA... WALK TO WHITE SANDY BEACHES, WORLD-CLASS DINING & LIVE ENTERTAINMENT ON .25 ACRES WITH ROOM FOR A POOL, RACKET COURT OR GUEST HOUSE NEWLY CONSTRUCTED 1400 SF OF FULLY FURNISHED INTERIOR SPACE GENEROUS LIVING, DINING, KITCHEN, 3 BEDROOMS, 2.5 BATHS + 1400 SF OF COVERED PATIOS, STORAGE & 2-CAR GARAGE + 2000 SF ROOFTOP TERRACE (OR INCOME DEVEL OPP)

## EHA NORTH by EHA DEVELOPMENT LTD

## A MUST SEE...

- Completed in November 2024, EHA North is a 15-minute walk (or 5-minute drive) to *Mead's Bay and Long Bay's white sandy beaches, world class dining and live entertainment.*
- Down a short, newly cut road in the Long Bay section of Anguilla's desirable West End, EHA North offers privacy, accessibility and a broad range of expansion opportunities.
- EHA North rests on .25 acres with ample space for an owner-designed in-ground pool, racket court or separate guest house.
- EHA North is a single-story residence with **1400** sf of interior living space including a foyer, living room, dining room, kitchen with center island, 3 bedrooms and 2.5 baths.
- Available completely turnkey, *all new furniture, appliances, light fixtures, art, bedding, bath accessories and kitchenware are included.*
- Appliances throughout are by Samsung and include a full-size washer and dryer housed in a secure section of the 2-car garage.
- All rooms enjoy air conditioning, ceiling fans, custom casement windows with retractable screens and strong WiFi.
- Bedroom 1 includes a king-size bed, walk-in closet and en-suite bath with shower, double-sink vanity and mirrors with embedded LED lighting.
- Bedroom 2 includes 2 full size beds, 2 dedicated workspaces, 1 traditional and 1 walk-in closet and 1 dedicated, single-sink vanity with LED mirror.
- Bedroom 3 includes 1 queen-size bed, 1 walk-in closet and 1 dedicated, single-sink vanity with LED mirror.
- The home's 2<sup>nd</sup> full bath includes separate, dedicated vanities with LED mirror, shower and WC accessible to both Bedrooms 2 and 3.
- EHA North's 1400 sf of additional space includes a 2-car, 600 sf garage, storage and covered north and south exterior patios.
- Exterior stairs lead to a rooftop terrace from which to enjoy Anguilla's breath-taking sunsets and unobstructed views of St Maarten and beyond.
- Approximately 2000 sf, the home's rooftop offers a broad range of further development opportunities including added personal living or income-producing rental space.

For more information or to schedule a visit, +1 469 428 7292 or info@EHADevelopment.com