

Hamptons

INTERNATIONAL



Great Camanoe

4  5 

£4,070,000

(\$5,500,000)






Property details



Key features

- **Lot Size: 4.4**
- **Location Type: Waterfront**

Attributes

-  **Swimming pool**
-  **Garage**
-  **Near to beach**
-  **Private parking**
-  **Garden**

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Description

Indigo Point - Indigo Point ~ Great Camanoe, BVI Modern Waterfront Estate ~ 3 Beds ~ 5 Baths ~ Private Marina Slips ~ Move-in Ready Newly constructed in 2022, Indigo Point is a spectacular modern estate offering breathtaking ocean, island, and sunset views. Located within the exclusive Indigo Plantation estate on Great Camanoe, this property provides both luxury and privacy just minutes by boat from Beef Island Airport. [CLICK HERE TO TAKE A 3D VIRTUAL TOUR](#) The main villa features two guest rooms with private baths, a bar with icemaker and beverage cooler, walk in pantry, full bathroom with door to pool, extensive built in storage cabinetry and laundry room with second refrigerator. The private owners cottage is a short walk from the main villa. It features a king bedroom suite, walk in closet with built in cabinetry, large master bath with indoor and outdoor showers, large, covered patio and a private office. The VIP guest cottage is situated just above the ocean. It is accessed via a meandering stone walkway and stairway leading down from the main villa through a beautiful, landscaped terrace. The VIP guest cottage features a comfortable media room with kitchenette, king bedroom suite, walk in closet with built in cabinetry, large master bath with indoor and outdoor showers, and two private covered patios. High quality resort style modern furniture from RH, Dedon and Arawak. High end quality finishes throughout including countertops, tile and porcelain floors and shower enclosures. Kohler and Toto plumbing fixtures. GE Monogram and Profile Appliances. High end light fixtures and ceiling fans of aluminum from Hinkley, and Modern Forms. High quality construction throughout. The main villa (except laundry room), and both cottages are fully air conditioned (Heavy duty Mitsubishi mini split units with 7-year compressor warranties). All the structures were designed to satisfy Dade County Florida structural requirements. All windows and doors are PGT Florida Building Code Impact Approved hurricane rated. The remodeled saltwater swimming pool overlooks the ocean. Pool has automatic chlorination and acid systems. The landscaping for the grounds immediately surrounding the buildings was professionally designed and installed with automatic sprinkler systems. Gazebo with stone flooring overlooking Potato Bay. Terraced garden with posts and wires in place to add sunscreen canopy. The two-car garage includes a large shop/storage area, and a large outdoor parking area. The garage has hurricane rated windows, doors and automatic garage doors. The Garage doors are Clopay WindCode storm ready Maimi Dade County Code, New Hurricane Code Impact Rated for High Velocity Hurricane Zones. In 2024, although there were no issues with the roof, Professional Roofing applied a TRP Silicon coating that comes with a 10-year warranty. All mechanical equipment, HVAC and water pumps with pressure tanks are in separate concrete block enclosures with ceilings and doors. All domestic water goes through Bluonics Triple BB 110W ultraviolet, sediment and carbon 24 gpm filter system. Two boat slips and trailer parking spaces in the community marina. A private garage (19 x 10) for storage at the community marina. Seabed license (No. 186/2021) for a mooring ball located in Low Bay outside the marina. The beach front property on either side of the subject Property is owned by the homeowners association for community use. The Property has multiple cisterns and water tanks containing approximately 86,200 gallons of which approximately 40,000 gallons is water for irrigation. 2022 AqSep 2378 gpd water desalination plant in concrete enclosure. 2022 Parts & Power MP-30M 30kw automatic start generator in separate concrete enclosure (windward side) with metal roof. Extensive landscaping includes an orchid garden by the swimming pool, numerous colorful flowers and shrubs. Many fruit trees, including lime, passion fruit, mango, soursop, papaya, coconut, pineapple, and breadfruit. Bush area has been cleared of vines and debris. 2024 DK2 7 hp woodchipper to make mulch from tree cuttings. Indigo Point is move in ready and allows for immediate occupation. About Indigo Plantation: Visit www.greatcamanoebvirealestate.com for more info and history of the Estate. To arrange a viewing, call Chris Smith, Managing Broker, on 1 (284) 340 3000 or email chris@coldwellbankerbvi.com for further information.

























Location



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