

16 SHORELINE

CARIBBEAN STYLE

LUXURIOUS PROPERTY



Shoreline - Grand Bahama Island's Premier Gated Community

Situated on its own idyllic white-sand beach amid beautifully landscaped tropical gardens, Shoreline is a stunningly beautiful, 26-acre, prestigious community of 76 luxuriously appointed Bahamian style residences on Grand Bahama Island. Shoreline's homes are the best real estate available in a great tax-free investment location just 30 minutes from Florida.



CHARLES WESTON BAKER
SAVILLS INTERNATIONAL RESIDENTIAL DIRECTOR

"The best built homes I've seen in the Caribbean."

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CARIBBEAN STYLE

LUXURIOUS PROPERTY



2 Floors
4 Bedrooms
4½ Bathrooms

Elegant Stylish Home In Grand Bahama's Premier Gated Community

PROPERTY FEATURES

No.16 is a beautiful Acacia Design home built on two floors with four bedrooms - all with ensuite bathrooms, separate guest powder room, partially shaded verandahs and a car port with space for 2 cars.

There is a generous 2,437 sq. ft. of air-conditioned space and a total area, including decks, verandah and car port of 3,287 sq. ft.

The interior of this executive home is of a very high standard with fully-fitted and equipped kitchen with granite worktops and luxury appliances to provide an immaculate area for the enthusiastic chef.

Stylish and spacious living this Grand Bahama home has comes fully equipped and ready to move in. The house is tastefully furnished throughout and the rooms are bright and airy.

Perfect for a couple or family - take advantage of the wonderful Shoreline community and amenities which include 8 pools, a fully equipped gym, 3 tennis courts, a pickle ball court and a community bar.

Dine al fresco on a large cool and airy verandah, you will love this beautiful, functional, fun family home.





#16 SHORELINE

This Freeport, Bahamas home is in a beachfront gated community and is perfectly positioned with large, partially covered verandahs. Tastefully furnished and equipped this home presents an excellent opportunity to purchase a second (or first) home in Grand Bahama's only gated oceanfront community.



600 sq. ft. Verandah
Pleasant Views to the front
Tropical Garden Views To The Rear



With beautiful views of the lush tropical gardens, lake and pool, and less than 200 yards from the clear turquoise sea on Grand Bahama Island's Fortune Beach, #16 is a place to relax with family and friends while marveling at the beauty of your surroundings.

It's a place to walk the white sandy beaches, reflect on the shimmering turquoise waters and enjoy the beautiful climate. Shoreline celebrates the natural wonders and timeless reminiscence of old Florida living, embracing the true values of a community.

At Shoreline, front porches mean sharing a glass of wine or a cocktail with neighbours and back decks mean catnaps and lounging in the shade. At Shoreline your days are shaped by nature at its best. It is a mecca for watching more than 28 species of birds and, with one of the largest reef systems on Earth, there is an endless variety of marine life on your doorstep.

You can go swimming with the dolphins or diving on the reef. You can go bone-fishing inshore or game-fishing offshore. You can take an afternoon to shop in some of the boutiques and in the evening, dine in a wide variety of excellent restaurants, it is the perfect, peaceful and friendly community to call home with the island's International School just a few hundred yards away.

Shoreline is a great place to live. Part-time. Full-time. Anytime.

#1 Reason to buy this home? You will be a hero with the family!

16 SHORELINE

CARIBBEAN STYLE

FULLY EQUIPPED KITCHEN



Granite Worktops
Marble Floors
Whirlpool Appliances



MULTI-FUNCTIONAL LUXURY KITCHEN

Exquisitely scaled, this gourmet kitchen is professionally fitted with the finest provisions and features marble floors and granite worktops while ample cabinets, with solid hardwood doors, provide excellent storage. This well designed room combines the highest-quality materials, proper space planning, lighting, and top-of-the-line appliances. Thoughtful planning with a beautiful, wide granite breakfast bar makes this workspace perfect for entertaining in addition to daily use while additional ambient lighting elevates this kitchen area to a beautiful and comfortable gathering area.

A Whirlpool oven, glass cook top, microwave, dishwasher and fridge/freezer combine with a double stainless steel sink with Kohler faucet to supply all the appliances you could need. A large pantry caters for all your food storage while ceiling fans keep you cool.

Four robust wrought iron stools give comfortable seating for casual meals at the breakfast bar. The kitchen overlooks the open plan lounge and dining room affording a wonderful feeling of spaciousness.

SPACIOUS LOUNGE / DINING AREA

On the main floor there is a spacious, fully air-conditioned, open plan dining and lounge area leading off the kitchen. The entire area is finished with plush Travertine marble floor tiles and the lounge/dining area has double French doors, fitted with hurricane resistant glass, leading out onto the spacious 600 square foot verandah with its superb outlook affording views to the gardens and pool. All rooms in the house are fitted with ceiling fans.

The rooms are luxuriously appointed with a dining table and six chairs, bar stools, three seater sofa, reclining chair, love sofa and pedestal tables with table lamps, coffee table, buffet server and new wall mounted TV, hall console table and portrait mirror. All the windows and patio doors are fitted with top-quality blinds.

Following around from the lounge area there is a well-appointed powder room/half bathroom with granite countertops and chrome Kohler fixtures, a laundry room and a hallway leading to the front entrance.

From the lounge there is a door leading to the Master Bedroom and stairs to the upper floor.



Two-Zone Central Air Conditioning
Ceiling Fans In Every Room
Fully Insurable For Hurricanes



ROBUST CONSTRUCTION

All Shoreline houses are built according to Florida building regulations and are designed to withstand hurricanes. The houses are constructed from the highest quality materials and are fully insurable, a local insurance company even gives Shoreline houses a special discount due to their excellent design and construction.

A local Architect designed the Shoreline homes and a professional engineer designed the steel frame, concrete slab, and foundations, following Florida and local building regulations and approved by the Grand Bahama Port Authority. The ground floor is a 6-inch suspended reinforced concrete slab (4000-PSI concrete) poured at 14 feet above the mid-tide level and the G60/90 galvanized steel frame was designed in accordance with Florida building regulations. Hardiplank is used for the external cladding to the steel frame. Hardiplank is a fibrous cement product that is fire resistant, impervious to termites, does not warp, twist, or crack, and is virtually maintenance-free.

Windows are manufactured locally from reinforced PVC and installed with Dade County approved hurricane glass. All appliances are manufactured by Whirlpool including: dishwashers, washing machines, dryers, ovens, cooktops, and refrigerator/freezers. Fans are supplied to all living areas. The house is fully air-conditioned with separate systems for each floor.

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CARIBBEAN STYLE

BEAUTIFUL BEDROOM SUITES

MASTER BEDROOM

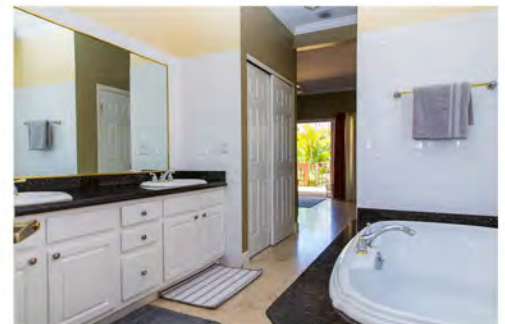
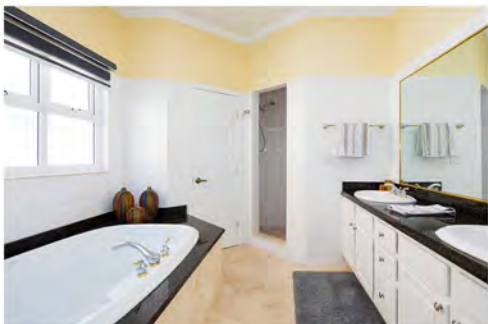
Situated off the lounge, on the first floor, the master bedroom suite has marble floors throughout. French doors, leading out onto the main verandah, afford stunning views of the gardens and pool. This spacious suite stretches from the front of the house all the way through to the back.

The en-suite bathroom is equipped with granite countertops and chrome Kohler fittings. There is a large tub (comfortably big enough for two), his and her sinks and a large walk in shower (also big enough for two).

There is a walk in closet as well as additional large built-in wardrobe and the room is fitted with a beautiful king size bedroom suite with table lamps, nightstands, dresser and new TV.

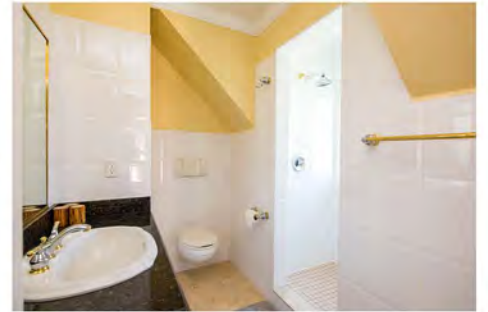


Master Walk-In Closet
En-Suite Bathroom
Garden Views



GUEST BEDROOM TWO

The upper floor is home to three en-suite bedrooms and benefit from beautiful high vaulted ceilings and builtin wardrobes. The bathrooms which are fitted with granite countertops and chrome Kohler fittings. Each has a sink, toilet and large walk in shower. Bedroom 2 is fitted with a King size bed.

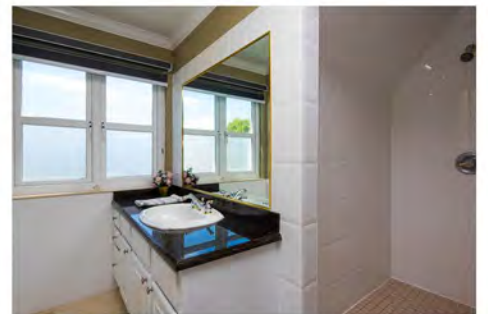


GUEST BEDROOM THREE

Bedroom 3 is fitted with a King size bed.



Beautifully Furnished
En-Suite Bathrooms
Garden Views



GUEST BEDROOM FOUR

Bedroom 4 is fitted with a Queen size bed.



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ENTRANCE HALL & BATHROOM

On the main floor is a powder room located alongside the laundry room near to the main entrance. This is a half bathroom equipped with cabinets, granite worktops, sink with a chrome Kohler faucet and a toilet. The entrance way has a convenient console table and mirror.



LAUNDRY ROOM

The laundry room is equipped with a Whirlpool washer and dryer with space for storage of vacuum cleaner, ironing board, etc.



CAR PARKING

Alongside the house is a double length car port, partially covered by a pergola, with access to storage underneath the main building.

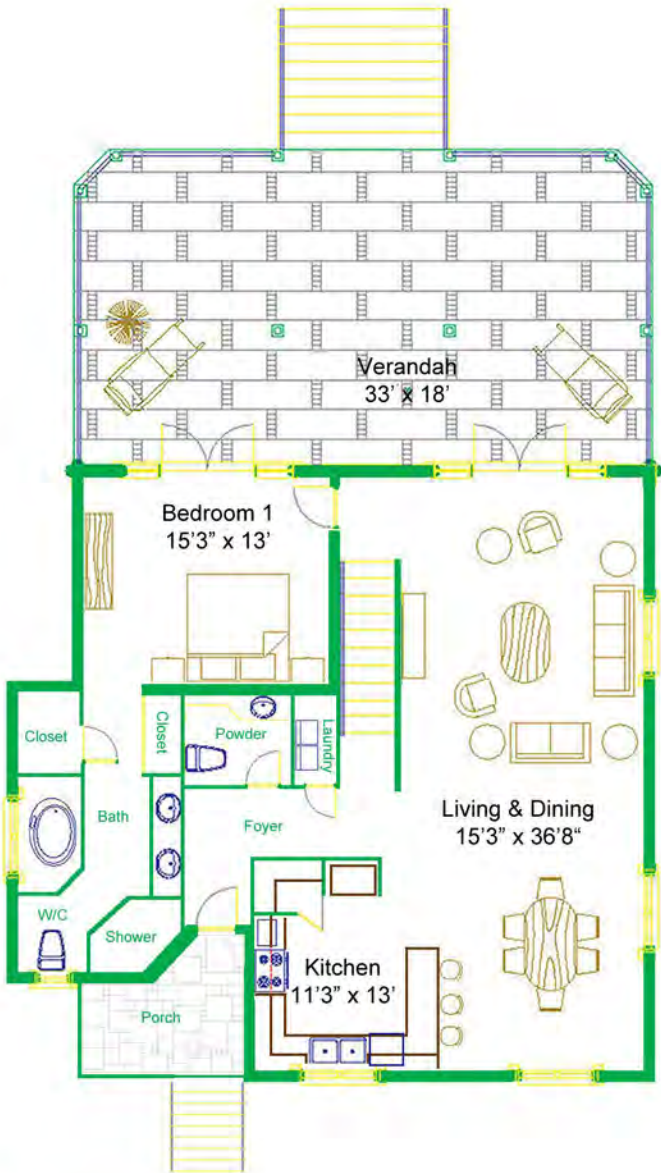
#16 FLOOR PLANS



Acacia

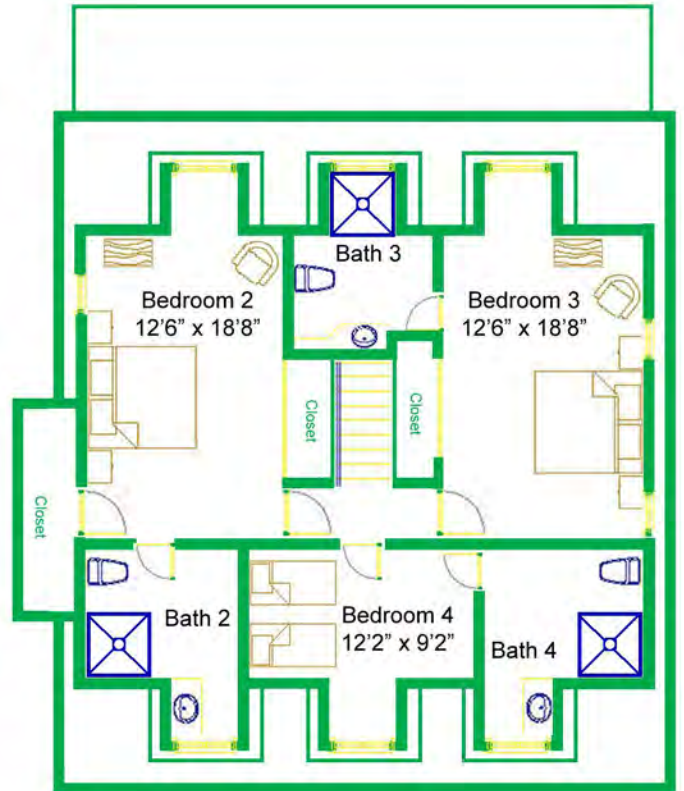
Luxurious four bedroom accommodation on two floors.

- 4 Bedrooms
- 4.5 Bathrooms
- Ground floor 1,366 sq.ft.
- First floor 1,071 sq.ft.
- Under air 2,437 sq.ft.
- Verandah and porch 650.sq.ft.
- Carport 200 sq.ft.
- Total 3,287 sq.ft.



Main Level

A/C space 1,366 s.f.
Verandahs 650 s.f.



Upper Level

A/C space 1,071 s.f.

SHORELINE

Grand Bahama's Premier Gated Community

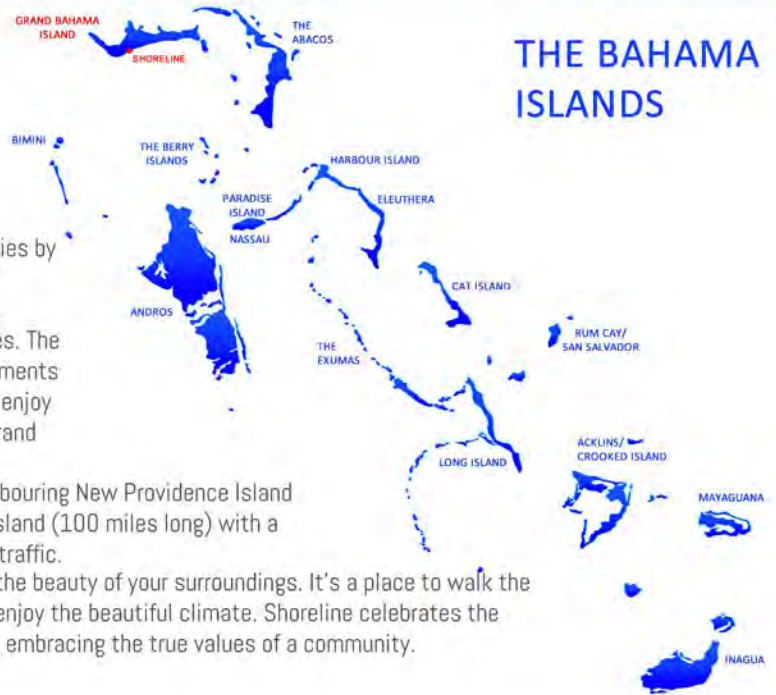
WHY SHORELINE

Situated on its own idyllic beach amid beautifully landscaped gardens, Shoreline is a 26 acre prestigious, newly completed, master-planned, private gated community of 76 luxuriously appointed Bahamian style residences on Grand Bahama Island. Shoreline's homes are the best Grand Bahama Real Estate available and a great tax-free investment location. Shoreline offers luxury beachfront homes in the Bahamas.

Shoreline has been listed in the Top 20 Bahamas real estate communities by Island Living Limited. The criteria used in the ranking include: quality of neighborhood (maturity, infrastructure, aesthetics, privacy); amenities; access to beach/docks; and proximity to medical and shopping facilities. The Bahamas is an internationally recognized destination and vast improvements in technology, transportation and infrastructure have made possible to enjoy island life and this has attracted many people to purchase homes on Grand Bahama Island.

Life on Grand Bahama is less pressured and more relaxed than on neighbouring New Providence Island where the capital, Nassau is located. Grand Bahama is a much bigger island (100 miles long) with a much smaller population, good infrastructure and roads and much less traffic.

Shoreline is a place to relax with family and friends while marveling at the beauty of your surroundings. It's a place to walk the white sandy beaches, reflect on the shimmering turquoise waters and enjoy the beautiful climate. Shoreline celebrates the natural wonders and timelessness reminiscent of the old-Florida living, embracing the true values of a community.



CHARLES WESTON BAKER - SAVILLS INTERNATIONAL RESIDENTIAL DIRECTOR

"The best built homes I've seen in the Caribbean."

Just 30 minutes from Florida, and a little over 8 hours from Europe, you will find endless white sand beaches, lapped by clear azure seas and the beautiful and serene beachfront gated housing community that is Shoreline.

At Shoreline, front porches mean sharing glass of wine or a cocktail with neighbours and back decks mean catnaps and lounging in the shade. At Shoreline your days are shaped by nature at its best. It is a mecca for watching more than 28 species of birds and, with one of the largest reef systems on Earth, there is an endless variety of marine life on your doorstep.

You can go swimming with the dolphins or diving on the reef. You can go bone-fishing inshore or game-fishing offshore. You can take an afternoon to shop in some of the luxury boutiques and in the evening, dine in a wide variety of excellent restaurants. Shoreline is a great place to live. Part-time. Full-time. Anytime.

TOP 10 REASONS TO BUY AT SHORELINE

1. Tax-Free Paradise
2. Caribbean Style
3. Beautiful and Luxurious Houses
4. USA Build Quality
5. Stunning Views and Beach
6. Fee Simple Easy Transfer Of Title
7. An Established Community You Can See, Touch And Experience
8. Reasonable HOA Fee
9. Fully Insurable For Rebuild And Contents
10. You'll Be A Hero With The Family

TESTIMONIAL

"We love the Bahamas because the people are so friendly, relaxing and welcoming and we value Bahamian people's ready smile and the many kindnesses we have been shown."

"The development at Shoreline is occupied by a very international set of people who make great neighbours."

"Did we find our piece of heaven on earth? Yes we did at Shoreline!"

QUALITY CONSTRUCTION

DESIGN

The houses have been designed by a local Architect and the steel frame, concrete slab, and foundations have been designed by a professional engineer, all in accordance with Florida and local building regulations, approved by the Grand Bahama Port Authority who inspected and approved the construction of the houses at various stages. Metal roof finishes were supplied in petina green, antique brown and white, plus there was a choice of eight exterior wall colours. Large balconies and verandahs provide an ideal area for entertaining or relaxation.



FOUNDATIONS

Reinforced concrete piles 12" diameter drilled 3 feet into solid rock at approximately 10-foot centers. Concrete to be 4000 PSI.



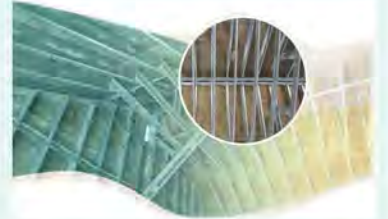
GROUND FLOOR

6 inch suspended reinforced slab concrete to be 4000-PSI concrete, poured at 14 feet above mid tide level in accordance with Florida regulations.



STEEL FRAME

G60/90 galvanized steel frame designed in accordance with Florida building regulations. The steel frame construction of these Bahama homes, consists of galvanized steel studs 6 inches wide for external walls at 16-inch centres. These walls are braced and fixed to the concrete slab with Simpson straps on each stud. The second floor consists of "Trade Ready" 10 inch galvanized joists designed by Dietrich Engineering covered with 3/4-inch t&g tanalith pressure treated plywood to protect against termites, damp rot and dry rot. The roof structure is also of galvanized steel. The external walls and roof of the steel frame construction are clad with 5/8-inch pressure treated plywood, and filled with insulation, as are the ceilings.



EXTERNAL FINISHING

The external cladding to the steel frame is Hardiplank which is a fibrous cement product and is totally fire resistant, impervious to termites, does not warp, twist or crack and is virtually maintenance free. It is screwed into the plywood cladding at 16-inch centers, the corners being finished with PVC moldings. The Hardiplank is primed then finished with two coats of high quality latex paint. The roof is finished with Galvalum standing seam panels which are colour coated with a baked Kyna coating providing extended life. The gutters and down pipes are seamless aluminum. Windows are manufactured locally of PVC and fitted with hurricane glass all in accordance with Florida building regulations. Exterior ceiling and soffits are of white PVC.



INTERNAL FINISHING

The very high standards set by Shoreline, carry through to the property interiors. Each house features vaulted ceilings, marble and wood floors, marble bathrooms, granite work tops and vanity units, and hardwood kitchen cabinets. Extra care has been given to the interior finishing of these Bahama homes. All walls between air-conditioned zones are insulated. Walls and ceilings are finished with ½ inch sheet rock which is painted with 3 coats of latex paint. All downstairs areas and all bathrooms have 18" x 18" marble tile. All upstairs bedrooms have wood laminate flooring. The kitchen and bathroom cabinets have solid hardwood doors and granite counter tops; again there is a selection of colour for purchasers. Sanitary ware is by Kohler, and faucets by Moen. Interior doors are 6 panels with a paint finish.



APPLIANCES

Dishwasher, washing machines, dryer, oven, cook top, and frige/freezer are Whirlpool. Fans are supplied to all living areas. The house is fully air conditioned with separate systems for each floor.



EXTERNAL DECKS

Decks are constructed of pressure treated timber. The deck flooring is manufactured by Tropical Decking. Handrail and balusters are also pressure treated and stained.



SHORELINE

Grand Bahama's Premier Gated Community

Don't Dream Of A Caribbean Life - Live It!



If you are looking for a luxury home in the Bahamas or a holiday home in the Bahamas, full time or part time, only a privileged few will be able to call Shoreline their home!

Shoreline is a pristine, sophisticated, safe and very private development for discerning travelers in search of a Caribbean home.

Don't Let This Opportunity To Own A Home In Paradise Pass You By!