



 4 Bedrooms

 4.5 Bathrooms

Listing Number: 1549

**SALE PRICE**  
USD \$4,795,000

Land Area: 20,527 sq. ft    Floor Area: 4,405 sq. ft

## Amenities & Property Features

- Clubhouse
- Cul-De-Sac
- Furnished
- Golf Course On-Site
- Landscaped Gardens
- Modern
- Outdoor Dining
- Padel Tennis Courts Floodlit

## **Description:**

Located within the exquisite Apes Hill Golf Resort in St. James, Birdsong is a stunning 4 bed, 4.5 bath Grand Fairway Villa offering beautiful sea views.

Featuring over 20,000 square feet of prime land along an elevated ridge line with unobstructed views, H8 is found at the end of a cul-de-sac and offers excellent privacy as there are no neighbours on three sides of the lot. A spectacular grove of African Tulip trees backs up to the lot providing an expansive green space behind the property that can never be built on. Overall, an excellent location within this exciting and exclusive golf community.

This modern home comprises over 4,000 square feet and offers 2 bedrooms on the ground floor and 2 on the first floor. The master suite opens onto a west facing terrace, an ideal spot to enjoy morning coffee and sunset cocktails. All bedrooms are en-suite. There are excellent indoor and outdoor living and dining areas, and the house is ideally positioned to take advantage of the cool breeze that Apes Hill's elevation affords.

In addition to the stunning African Tulip trees backing up to the lot, exquisite landscaping is planned for this fantastic site. The lush grounds will have an array of tropical plants and will also feature groupings of slender palms, courtyard seating, grassed terraced steps and large format pavers with grass joints. Garden lights throughout will ensure wonderful evening ambiance.

Apart from world class golf, Apes Hill offers an array of amenities for the entire family including a club house with pool, pro shop, golf performance centre, nature trails, health club, paddle tennis and so much more.

The home is being offered fully furnished and move in ready - a fully turnkey investment opportunity. In addition, the list price includes the club joining fee, fantastic value for a new owner keen to be a part of this wonderful, growing community.

