

**THE CHANNELS CANAL FRONT HOME - NEW CONSTRUCTION!**

Prospect

MLS# 419588

**CI\$1,588,000**



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This recently completed canal front home on Consort Quay features top quality construction and finishes including 10-foot ceilings, porcelain tiles, stainless steel appliances, and quartz counter tops. The right wing of the house has three bedrooms with en-suite bathrooms, and the left wing has one bedroom and bathroom. With close access to the garage entrance, this bedroom may be used for a guest or nanny suite. The hurricane impact windows have screens, which provide additional protection and allow the option to open the windows to enjoy the Caribbean trade winds when desired. The kitchen, dining room and living room open floor plan is perfect for hosting family and friends. Light-filled spacious living areas and beautiful views of the canal enhance the appeal of island living. A salt water soaker pool and patio are perfect for outdoor entertaining. Dock your boat at the 14-foot Trex dock and enjoy water excursions to Rum Point, Stingray City and the Sandbar at your leisure. Additional features include walk in pantry, air-conditioned garage with storage, Ring security video and audio and furnishings. Conveniently located near schools, supermarkets, restaurants, the Shops at Grand Harbour, the new AL Thompson's, Spotts Beach and town. Call to schedule a viewing today!

## Property Features

Type	Status	View
<b>Residential (For Sale)</b>	<b>Current</b>	<b>Canal Front</b>
Listing Type	Bed	Bath
<b>Single Family Home</b>	<b>4</b>	<b>4</b>
Sq Ft	Block/Parcel	Area
<b>2500.00</b>	<b>22D / 385</b>	<b>40</b>
Acres	Year Built	
<b>0.23</b>	<b>2025</b>	

## Building Features

Dishwasher	Microwave	Oven	Air Conditioning
<b>Yes</b>	<b>Yes</b>	<b>Electric</b>	<b>Central</b>
Refrigerator	Washer/Dryer	Pool	Occupant
<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>None</b>
Septic	City Water	Dining Area	Kitchen
<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>
Living Room	Utility	Garage	Patio
<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>

## Additional Features

How Shown <b>By Appointment/List</b>	Zoning <b>Low Density residential</b>	Covenants <b>Yes</b>	Furnished <b>Yes</b>
Approx. Water Frontage <b>78</b>	Construction <b>Block</b>	Class <b>Existing</b>	Land Certificate <b>Not Issued</b>
Possession <b>At Closing</b>	Foundation <b>Slab</b>		