

Harbourtown

REAL ESTATE



Lagoon Hill 35

Lagoon

Asking price: **\$ 325.000,-**
(Excluding buyer's closing costs)

Description

This detached home is situated on a spacious lot freehold land in the residential area of Lagoon Hill. The property features a unique and playful design and offers two bedrooms, two bathrooms and a spacious carport. The home is sold with a long-term rental contract.

Lay-out

The property is located in a nearly fully developed residential area. The spacious carport provides access to the property, where you are welcomed by mature trees and colorful plants.

The entrance is located through the front porch and leads into the unique, semi-circular living room. The home features a practical kitchen equipped with a large gas stove including a wok burner. Adjacent to the kitchen is a spacious utility room with a washing machine connection and enough space for an additional refrigerator. From the utility room, there is direct access to the rear porch. This covered terrace of 215 sq.ft (20 m²) provides space for a comfortable lounge area.

A hallway next to the kitchen leads to the two bedrooms, both located at the front of the home. Each bedroom features its own private bathroom with a shower and toilet.

One of the attractive features of this property is the generous outdoor space. There are plenty of possibilities to create a comfortable lounge area, place a large dining table, or create a cozy outdoor kitchen. The property also offers a spacious carport of 301 sq.ft (28 m²), with sufficient space for two cars.

The property is rented on a long-term basis for US\$ 1,250 per month, excluding WEB costs.





DETAILS OF THE HOUSE

Unique details

- + Detached home
- + 2 bedrooms, 2 bathrooms
- + Spacious carport for two cars
- + Freehold land
- + Mature garden
- + Popular and family-friendly area

Technical details

- # Living space: 969 sq.ft (90 m²)
- # Front porch: 323 sq.ft (30 m²)
- # Rear porch: 215 sq.ft (20 m²)
- # Carport: 301 sqft (28 m²)
- # 110V and 220V electrical connections
- # Long term rental contract: \$ 1,250/month
excluding WEB costs



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Detached home in a family-friendly neighborhood





Floorplan Lagoen Hill 35





Annual costs

Land tax (Grondbelasting)
when property serves as main residence:
0,345% x value property.

Property tax (vastgoedbelasting)
when property is second home:
0,91% x value property.
Tax-free: \$70,000.-

No taxes are charged on rental income.

Closing costs

The costs of transfer (closing costs) are for account of the buyer, unless specifically mentioned otherwise. These consist of:

- 5% transfer tax
- Notary costs
- Registration costs cadastry

Calculate the exact costs on our website:
harbourtownbonaire.com/en/buyers-costs/