



Harbourtown

REAL ESTATE



Lagoon Hill 24
Asking price: \$ 325,000,-
(Buyers costs not included)

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Description

From the first owner: detached house with 3 bedrooms and 3 bathrooms, built on a large plot of freehold land. This house deserves love and attention, but is very nicely located on a quiet road with local traffic only in the Lagoon Hill neighborhood.

Lay-out

At the front of the house, there is a spacious covered terrace of more than 350 sq.ft (33 m2).

Two sliding doors provide access to living room with high ceiling and an open kitchen.

The primary bedroom is located at the back and has sliding doors to the garden and an en-suite bathroom. The other two bedrooms are on the left side and each have their own bathroom.

The house has a shingle roof and the garden consists mainly of white gravel and some trees and plants. The property is fully fenced, which is ideal for new residents with pets or young children.

The house is fully tiled and has a side door leading outside. There is also a utility room with a washing machine connection and a boiler. The house is offered in its current condition "as is, where is," preferably with a handover in the spring of 2025.

Measurements

- # Living room + utility room: 657 sq.ft (61 m2)
- # Bedrooms + bathrooms: 689 sq.ft (64 m2)
 - Total living area: 1,345 sq.ft (125 m2)
- # Front porch: 355 sq.ft (33 m2)
 - Total built area: 1,701 sq.ft (158 m2)





DETAILS OF THE PROPERTY

Unique details:

- + 3 bedrooms with private bathrooms
- + Freehold land
- + Additional outbuilding of 646 square feet possible
- + Quiet street
- + Only 8 minutes from Kralendijk

Technical details:

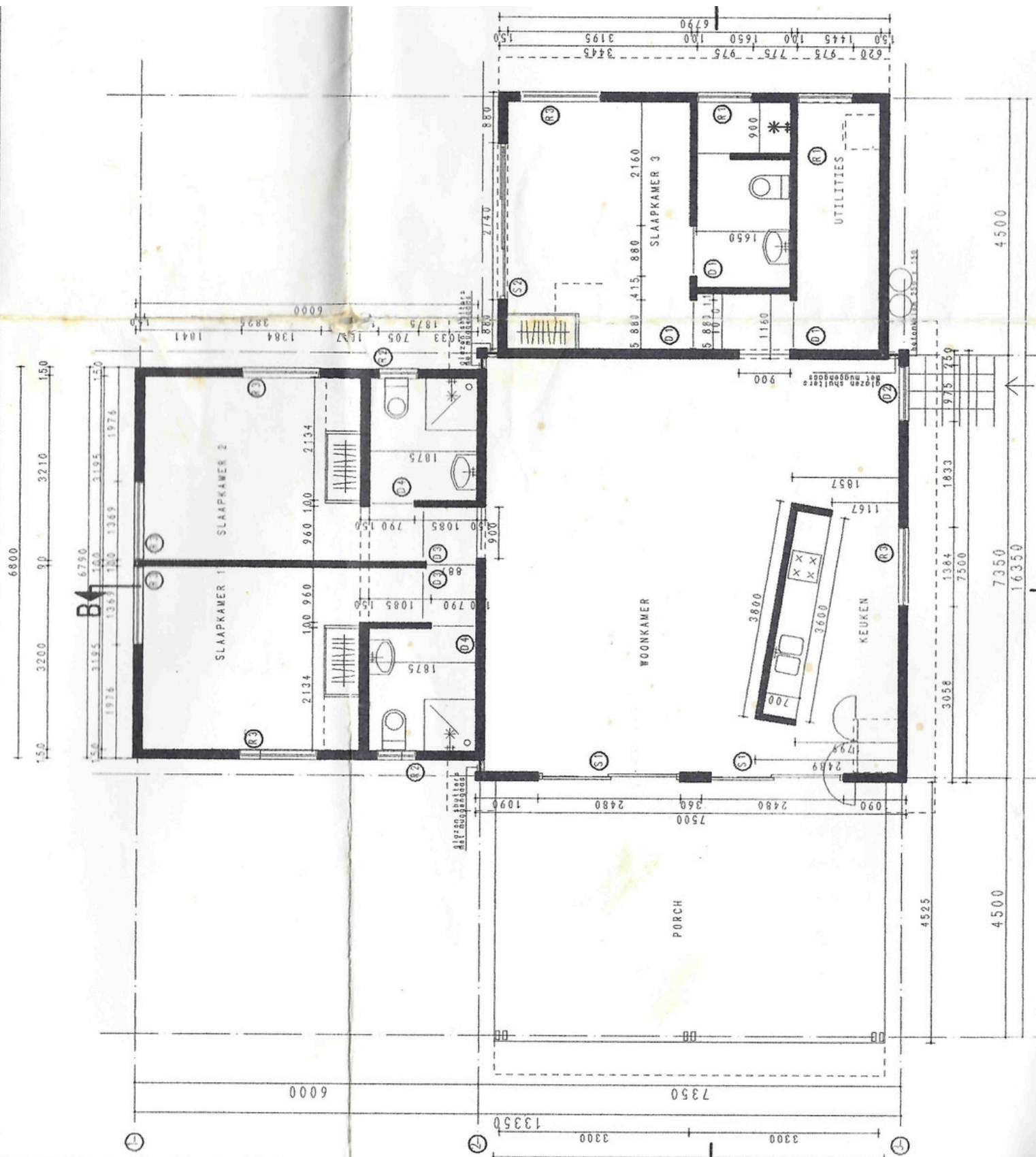
- Living area: 1,345 sq.ft (125 m2) excluding porch
- Lot size: 13,132 sq.ft (1,220 m2)
- Freehold land / Owned land 4-E-2039



*Family home
with lots of potentials*



Floorplan Lagoen Hill 24





Annual costs

Land tax (Grondbelasting)
when property serves as main residence:
 $0,345\% \times \text{value property}$.

Property tax (vastgoedbelasting)
when property is second home:
 $0,91\% \times \text{value property}$.
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/