



# Harbourtown

REAL ESTATE



## Lagoon Hill 59A

### Lagoon

Asking price: **\$ 379,000.-**  
(Buyers costs not included)

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# Description

Cozy, detached home with three bedrooms and one bathroom, situated on freehold land in the quiet neighborhood of Lagoon Hill. This property features a spacious porch with an extensive outdoor kitchen, a beautifully maintained garden, and a practical layout. Perfect for those seeking a comfortable home just a 10-minute drive from the center of Kralendijk.

## Layout

The house is located in a fully developed residential area, accessible via paved roads, and situated on a cul-de-sac for extra tranquility and privacy. Upon entering, you are greeted by a generous porch, complete with a spacious outdoor kitchen and barbecue. This porch, located at the quiet front side, offers a lovely place to relax amidst the lush, well-maintained garden. The elevation in the garden also provides a beautiful view.

The main entrance leads to a bright living room, which connects on the right to a modern U-shaped kitchen. Renovated in 2021, the kitchen features sleek solid concrete finishes and luxurious appliances, including an American refrigerator, oven, dishwasher, and a handmade pantry cabinet. Its location in the breeze ensures natural ventilation and a pleasant atmosphere.

The house is cleverly designed: the former porch has been converted into two additional bedrooms and a larger living room. This allows the living room to accommodate both a cozy seating area and a dining area. At the rear of the property are two bedrooms, with the option to add an additional bathroom between them.

The master bedroom is situated on the right side of the house and is equipped with a new LG air conditioner (installed in 2024). The bathroom, also fully renovated in 2024, exudes a luxurious feel. Additionally, the bedroom offers both 110v and 220v power outlets.

All windows are fitted with shutters and screens, with the large screens in the living room recently replaced. The shutters on the windward side of the house automatically close when it rains, thanks to a rain sensor. All shutters were serviced in 2024 and are fully operational. The exterior doors and windows have been updated with durable aluminum frames. In 2024, the house was professionally painted both inside and out.







# DETAILS OF THE HOUSE

## **Pro's:**

- + Practical layout
- + Located on freehold land
- + Expansion possibilities
- + Spacious and inviting porch
- + Recent maintenance  
(bathroom, painting, electrical work)

## **Technical details:**

- House: 1,012 sq.ft (94 m2)
- Freehold land: 5,210 sq.ft (484 m2)
- Freehold land





*A delightful home  
situated to catch the  
breeze*





## 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 cadastral

**Calculate the exact costs on our website:**  
[harbourtownbonaire.com/en/buyers-costs/](http://harbourtownbonaire.com/en/buyers-costs/)