

EST.  1989

Harbourtown

REAL ESTATE



Kaya Dorado 17b Santa Barbara

Asking price: **\$ 750,000.-**
Buyers costs not included

Description

Very well-maintained furnished villa with 3 bedrooms and 2½ baths. The property offers a spectacular view of the ocean, Klein Bonaire and Kralendijk. Beneath the house is a large garage.

Layout

Via a stone outdoor staircase, you reach the bright living room which is equipped with airconditioning. At the front is the living room, and at the back, adjacent to the porch, is a seating area next to the semi-open kitchen. The kitchen was fully renovated in 2021 and features beautiful built-in appliances from Whirlpool and the refrigerator from LG, new custom cabinets with lazy susan and spice pull out, quartz countertops.

One bedroom with an en-suite bathroom is located on the right side of the living room. The primary bedroom on the left side features beautiful views of the Caribbean ocean with access to the covered porch. Furthermore there is a third bedroom which can also be used as a flexroom or office. Both bedrooms are very spacious and share a bathroom. There is a separate guest toilet (half bath).

At the rear of the house is a covered porch that extends across the entire width of the home. The porch also features a simple outdoor kitchen, where you can enjoy lovely sunset dinners. A few steps down lead to the recently renovated (magnesium mineral) swimming pool with a concrete pool deck. Notably, solar panels in the garden heat the pool. You can also walk further into the garden via a wooden outdoor staircase.

Beneath the house is a wide internal garage with a dedicated laundry (includes 2023 new washer and dryer) and storage room behind it. Next to this space is a door leading to a large area under the house, with a diabase floor, where 1 or 2 apartments can easily be created. The height ranges between 10 and 12 feet (3 - 3½ meters). Behind the pool is a low-maintenance garden with a beautiful flamboyant tree.





DETAILS ABOUT THE HOME

Unique details:

- + ocean and Klein Bonaire views
- + indoor and outdoor kitchen
- + fully furnished
- + plenty of space for internal expansion
- + heated pool with magnesium mineral
- + very well-maintained home

Technical details:

- Surface: 2,153 sq.ft (200 m²)
- Lot size: 6,480 sq.ft (602 m²)
- Type of land: freehold land



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*Well maintained house
with 3 bedrooms and
a heated pool.*





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/