

Detached House, Coubaril

Coubaril Church St. Lucia

14.002720750371001, -61.006283396203195



Accommodation as follows :

Main house

- Two bedrooms
- Two bathrooms
- Kitchen
- Living room
- Dining room
- Powder room
- Attic
- Storage room
- Balcony
- Separate entry guest
- Bedroom with bathroom
- External Laundry with bathroom
- Gym

Upper Area - Studio Apartment

- Bedroom
- common bathroom
- Kitchen
- Living room
- Patio

Lower Area

- Covered port and timber decking

Valuation Report of residential lots located at Coubaril, Quarter of Castries, St. Lucia, identified as Block No.0647D Parcel No. 35.

Pursuant to your request, I have inspected the above-referenced property for the purpose of estimating the Market Value of the Fee Simple Estate as of August 25, 2024, the date of inspection of the subject property. The function/intended use of this Valuation Report is to assist Janot Lemaire and his professional advisors in determining a fair market value. The Valuation Report conforms to reporting requirements set forth under the International Valuation Standards (IVS) 2022.

As a result of the investigation and analysis of the information obtained herein, as well as a general knowledge of the real estate valuation procedures, I have formed an opinion that as of August 25, 2024, the effective date of value, subject to the Standard Limiting Assumptions set forth in this report, the Value of the property, in its "As Is" condition is:

Two Million Eastern Caribbean Dollars (XCD) \$2,000,000.00

A description of the property appraised, together with an explanation of the valuation procedures utilized,

is contained in the following report. The appraisal was not performed, nor rendered, on the basis of a requested minimum valuation, a specific valuation, or amount that would result in the approval of a loan.

Data, information, and the calculations leading to the value conclusion are incorporated in the report following this letter. The report, in its entirety, including all assumptions and limiting conditions, is an integral part of and is inseparable from this letter. The opinion(s) of value stated above, as well as every other element of this valuation report, are qualified in their entirety by the General Assumptions and Limiting Conditions of the attached report.

Overview

Purpose: For Sale	Sale price USD: \$2000000	Rent price USD: \$
Land area: 35,828ft2	Living area: 4,223ft2	Bedrooms: 3
Bathrooms: 2	Country: St Lucia	Zip code:

Indoor amenities

✓ Air conditioning

✗ Cable TV

✗ Internet

✗ Microwave

Outdoor amenities

✓ Parking

✗ Elevator

✓ Balcony

✗ Grill

✗ Pool

✗ Hot Tub

Distances



Agent Details

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Ocean Shore Property