

Residential Subdivision South Hopkins Village

Agent: Michael Young

ID #722

Price: USD \$59,900 | BZ \$119,800



Property Information for ID #722 - US \$59,900

Reef Gardens, a 51 lot subdivision located in the hotel/restaurant zone of Hopkins, Belize directly across the road from Jaguar Reef and Almond Beach. The developer of the project is Jungle Sea Ventures Limited, the owner and operator of Jaguar Reef Lodge.

There is a one and a half acre commercial area that is the planned site of a swimming pool and hot tub (as shown on the plan). The pool is planned to be built after 10 lots have been sold. Later a 10 room bed and breakfast will be built on the property with an outside bar and dining area that will be serviced by Jaguar Reef Lodge. This area will be made available for the owners of the lots within the subdivision and guests staying at Jaguar Reef and Almond Beach.

A summary of the subdivision features is as follows;

1. Lot sizes are all around ¼ of an acre. Lot measurements vary somewhat but lot sizes are generally around 75 feet wide by 150 feet deep.
2. Electricity will be run throughout the subdivision underground. This will be connected to the BEL grid. There will be an electrical hook up fee of US\$2,500.00 payable to the developer.
3. Water will be supplied by the Sittee River Water Board. Mains will be run throughout the subdivision. There will be a water hook up fee of US\$1,500.00 payable to the developer.
4. Cable TV will be run throughout the subdivision. Hook up to be arranged individually with the cable provider.
5. Lot owners have access to the beach in front of Jaguar Reef and Colonial Suites portion of Almond Beach, shown as lots 100 and 101A.
6. Lot owners have access to Jaguar Reef restaurant, pool and beach. Lot owners will receive a 10% discount at the restaurant and bar. They will also receive a 10% discount on trip services provided by Jaguar Reef.
7. Lot owners can reserve rooms at Jaguar Reef/Almond Beach for themselves or their family and friends for 10% less than the best available advertised rate.
8. **Lots are starting at US\$59,900.00 with financing at 50% down @ 6% for 5 years.**
9. Jungle Sea Ventures will provide security patrols at intervals every night for the subdivision.
10. A rental program will be run through Jungle Sea Ventures and owners in the subdivision have an option to join the rental program.
11. Maintenance, property checks, provisioning, chef services, yard services and house keeping services are all optional services that can be provided by Jungle Sea Ventures as part of the rental program or on a fee basis.
12. There would be a Home Owners Association that would charge a US\$75 fee for maintenance of the common areas including the pool area.