



## GR-77 , THE BALMORAL,Prospect Ridge



**Price:** \$799,000  
**Address:** GR-77 , THE BALMORAL,Prospect Ridge  
**City:** New Providence/Paradise Island  
**MLS#:** 55951  
**Lot Size:** 5,000 sq. ft.  
**Listing No:** R29  
**Beds:** 4  
**Baths:** 3  
**Living Area:** 2,200 sq. ft.  
**Year Built:** n/a  
**Status:** For Saleonly



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### Property Details

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Located in the exclusive residential community of The Balmoral, situated on 43 scenic acres on Sandford Drive in the Prospect Ridge area, this property has many unique features. The Balmoral is one of the few developments that is fortunate enough to support many silk cotton trees with their enormous limb-span and cotton-like seed formations. The Balmoral is a 24 hour gated community with 24 hour roving security, which is augmented by additional security provided by the American Embassy for their numerous residents. The unit has been recently painted, with large rear deck freshly updated and stained. The upper floor master bedroom also features a large private deck overlooking open greenspace. The unit features two separate air conditioning units, one for each floor - one unit has already been replaced, and the second unit is being replaced in January 2024. This home is ideal for live-in housekeeper or senior family member, with large 4th bedroom and full bath on the main level. As there is currently a tenant in the unit, please give as much notice as possible for showings.


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### Agent Details

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 **Nassau/New Providence Office**

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