

SAGICOR BANK JAMAICA LIMITED  
PRIVATE TREATY LISTING AS AT JANUARY 31, 2024

PARISH	LOCATION OF PROPERTY	VOL	FOL	TYPE OF PROPERTY	DIRECTIONS	DESCRIPTION	VALUE	OFFERS	REALTORS ASSIGNED (MLS)
CLARENDON	Part of Millbank known as 6B Nelson street, May Pen, Clarendon	1254	638	Residential	Located on the southern side of a reserve road off Nelson Street in the town of May Pen.	Vacant residential lot, rectangular in shape, evenly graded, above road level. Approx. 481.88 square metres (5,187.13 square feet.)	\$2.5M	CASH ONLY	Sagicor Property Services Limited
CLARENDON	Strata Lot 13 part of Hayes, Clarendon	1311	395	Commercial	Travel on the Halse Hall Main Road from Mineral heights roundabout towards Hayes Square. Go by a road adjacent to the Hayes Police Station and the complex is a yellow, blue and orange building with the sign "Pleasure City Night Club" at the corner. The road, which leads to Top Hill, separates the complex from the station. This unit is located on the ground floor next to the stairway.	Part of commercial building next to the police station. First floor unit being used as a hair salon. Gross floor area of approximately 32.71 square metres (352.09 square feet).	\$2.8M		Sagicor Property Services Limited
MANCHESTER	Land Part of Look Out, Saint Pauls, Manchester	1327	622	Residential/ Agricultural	Travelling from Mile Gully to Balaclava, turn left onto Saint Pauls rd and continue towards Look Out/ Mt. Pleasant. The subject property is located beside the St. Pauls Keynsham Anglican Church and St. Pauls All Age School.	Irregular in shape and undulating, ranging from fairly level to steeply sloping hillsides. The property is improved with a variety of timber and fruit trees and also cultivated with several acres of coffee, oranges and ackee. The subject property measures approximately 23.5273 hectares (58.136 acres). <b>Bldg 1</b> - Main House disposed over 225.706 sq m (2,429.50 sq ft) consisting of 5 bdrms, 2 bthrms, kitchen, dining, living and family room, verandah and garage. <b>Bldg 2</b> - Storeroom and Carport. <b>Bldg 3</b> - Shop.	\$38.8M		Sagicor Property Services Limited
ST. ANDREW	Strata lot 1, Krystal Plaza, Ground Floor Unit, 134-134 1/2 Red Hills Road, Kingston 19	1217	86	Commercial	Travel northerly on Red Hills Road from Eastwood Park Road towards the foot of Red Hills. Go by Calabar High School, Lees Supermarket, Red Hills Mall and St. Richards Primary School. Proceed to PriceSmart Superstore, which is adjacent to Valentine Drive on the left. The property is on the right hand side of the road, opposite the entrance to Valentine Drive.	Ground Floor commercial unit comprising gross floor area approx. 139.81 square metres (1,505 sq. ft.)	\$15M	UNDER OFFER (NOT AVAILABLE)	Sagicor Property Services limited
ST. ELIZABETH	Land part of Spice Grove, St. Elizabeth	1136	713	Residential Lot	Situated on the western side of Parottee to Spice Grove parochial road, approximately 1.6 Kilometres north of its junction with the Parottee to Top Hill parochial road.	Rectangular in shape and has a reserved and parochial road frontages with land area of 0.6071 hectares (1.5 acres) The site is situated at road level throughout and is in fairly good maintenance.	\$4M		Sagicor Property Services Limited
ST. JAMES	LOT 541 ARCADIA AVENUE, WESTGATE HILLS, MONTEGO BAY, ST. JAMES	1288	665	Residential	The area is zoned residential purposes. The subdivision is situated 4 kilometres south of the town centre, with access from Westgate/Sign main road. It also adjoins the Catherine Hall Housing Scheme to the west. The altitude of the lots offering a commanding view of the Montego Bay Harbour.	This three-storey dwelling house is constructed of reinforced concrete walls, French windows, enclosed with galvanized steel bars and gates. The roof is decra-bond aluminium sheet. Two car garage is enclosed with automatic door. Three-storey consists of a living room, dining room, kitchen, five (5) bedrooms, 5 1/2 bathrooms, family room, staff quarters, utility room with an additional storeroom attached at the rear of the premises. the external area of the house is approximately 7,500 sq. ft. including the porches.	USD450,000		Sagicor Property Services Limited

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ST. JAMES	LOT L6 CARIBBEAN HEIGHTS, ROSE HALL, ST. JAMES	1358	826	Residential	The property is located on the northern side of reserved road no. 1 within "Caribbean Heights" at Rose Hall, about 0.5 Kilometres south of the Rose Hall main road. Upon entering through the Rose Hall Great House main gate, one takes the first right continuing to the next right which takes you uphill into "Caribbean Heights." The subject property is at the eastern end of the cul-de-sac of the Caribbean Heights access road.	This property has a site area of 2,610 SqMt (28,098.57 SqFt) or 0.65 acre. Two buildings are on site: A modern split-level residence with Georgian design features for use as a private vacation home/ rental villa; and, a support building. The villas amenities include fitness room, a pool, built-in sauna and barbeque, outdoor living areas - and terraces that are oriented towards the view and include areas with private garden settings. Building 1 has a gross floor area of 700 SqMt (7,534.74 SqFt). Building 2 has a gross floor area of 114 SqMt (1,227.09 SqFt).	US\$2.1M		Sagicor Property Services Limited
ST. ANDREW	LOT 134 MANNINGS HILL ROAD, SMOKEY VALE, KINGSTON 19	1206	998	Residential	The subject property is sited on the northern side of Mannings Hill Road between the South Ambassador Heights and Smokey Vale subdivisions, in close proximity to 'The View' and is fairly easy to be identified.	This is a split level residence with a basement, and is disposed over a gross floor area of approximately 278.706 square metres (3,000.00 square feet), and the space is allocated as to:- <b>The ground floor/basement level</b> accommodates:- storage area; utility area, and carport. <b>The first floor level</b> has:- living room; dining room; kitchen; study; powder room; pantry; helper's bedroom with bathroom and laundry area; while <b>the second floor</b> has:- landing area, living room; linen closet; master bedroom with bathroom having walk-in clothes closet and balcony and two other bedrooms are served by one bathroom.	\$52M		
ST. CATHERINE	Part of Shenton, Bog Walk, St. Catherine	1423	808	Residential/ Commercial	The subject property can be reached by travelling northerly along the Linstead by-pass highway from the Bog Walk round-about to the traffic lights at the Church Road intersection. By turning right at the lights on to Church Road, take the second left turn (approximately 1.0 kilometre) on to the road leading to August Town. The subject property is located on the western side of August Town Road, approximately 0.5 kilometre north of its junction with Church Road in an area known as Shenton.	The land is trapezoidal in shape with a road frontage of 39.10 metres (128.28 feet) along August Town Road and an average depth of 35.35 metres (115.98 feet). It is above the grade of the roadway, evenly graded with a gentle rise from front to back and from the south towards the north, allowing easy site drainage. The property is enclosed throughout with high concrete block walls that are partially topped with decorative concrete blocks and the external walls of buildings.	\$18.25M		
ST. ANDREW	APARTMENT/ STRATA LOT 2-40 COOLSHADE DRIVE, HAVENDALE, KINGSTON 19	1532	11	Residential	The apartment complex (40 Koel) is located on the intersection of Coolshade and Swallowfield Drive. The property is registered at 40 Coolshade Drive but is however accessed from Swallowfield Drive. On entering the development, Apartment/Strata Lot 2 is located on the ground floor in the middle of the block	The apartment is comprised of two (2) bedrooms, two (2) bathrooms, living/dining room, a kitchen, powder room and laundry. Kitchen with twin stainless steel sink with granite countertop mounted in ground, cupboard complemented by similar wall mounted cubboards. Master Bedroom en-suite with bathroom and walk-in clothes closet. Bedroom with built-in clothes closet with louvre designed doors. One other bedroom en-suite with bathroom. Bedroom with walk-in clothes closet with louvre designed doors. Laundry with single plastic sink. <b>Powder room</b> with toilet, face basin wall tiles	\$33M	UNDER OFFER (NOT AVAILABLE)	
ST. CATHERINE	Lot 206 Eltham View Drive; Eltham View- St. Catherine	1231	212	Residential	Eltham View is accessed from the Eltham Parkway, which runs in an easterly direction off Brunswick Avenue. Best reach by travelling from Eltham Parkway unto Cinchona Boulevard(the main thoroughfare in the scheme) then unto Eltham View Drive where the subject is situated on the eastern side of the road close to the intersection with Poinsettia Drive.	Lot# 206 on Deposited Plan #8367, land area of 418.06square metres(4,499.96 square feet)Firly level and appears to drain freely at surface. Detached single storey residence with gross floor area of 207.41 square metres (2,232.50 square feet). 4 bedroom 3 bathroom.	\$14M	UNDER OFFER (NOT AVAILABLE)	Sagicor Property Services Limited