

# 44 Turner's Hole EB

44 Turner's Hole EB, St. Croix, Vi, 00820

Price: \$ 2,450,000  
MLS #: 17-1236

  
NUMBER OF  
BEDS  
**8**

  
NUMBER OF  
BATHROOMS  
**5**

  
IN SQ FT  
AREA  
**5,227**

  
IN ACRES  
LOT  
**1.62**

  
PROPERTY AGE  
YEAR BUILT  
**1983**

Villa Del Rios is a rare beachfront estate that abuts 200(+) feet of sugar sand beach lined with swaying palm trees and the calm Caribbean Sea. The 6 bedroom, 4 bath main home features an arched mahogany double-door entryway, soaring tongue and groove ceilings, an entertainer's kitchen with a built-in dinette & a cathedral living room with surround sound. The interior is striking, but it is the outdoor space that will captivate you! The 60' covered lanai has extraordinary sea views and spans the length of the living room and kitchen, and is flanked by two executive suites. The lanai has stone steps that go directly into the 55,000 gallon swimming pool. In addition to the outdoor space there is a seaside hot-tub & the villa is steps up from a sandy beach. The property feels like a resort! The two bedroom, one bathroom guest house with private entry, full kitchen and quiet outdoor space allows for additional rental opportunities or to house on-site caretakers. Overall the property sleeps 14 which is another great advantage for vacation renting. Additionally there is a spacious two car garage that is great for protecting your vehicles or storing paddleboards, kayaks and other outdoor adventure equipment (And living in paradise you will surely have a ton of watersport gear!). One of the best snorkeling reefs is right off this beach - spend your days relaxing on the sandy beach then strapping on your fins and mask to explore the colorful coral reefs, vibrant seafan gardens and the variety of bright colored fish! You may never want to leave your "private beach resort", but if you do there is so much activity to choose from! The Divi Carina Bay Beach Resort is just up the street offering fine dining and fun Caribbean Nights with Moko Jumbies and fire dancers (a real island experience with some of our very talented locals). If you are an outdoor adventurer take to the hills and hike to Jack and Isacc's Bays. Feeling Lucky? The casino is right down the street for a game of black jack! Make coming home feel like a vacation at Villa Del Rios! Feature's List 200(+) feet of sandy beachfront The house was totally rebuilt and enlarged in 1995 Private gated entryway 12,296 total square feet Sleeps up to 14 people Previously listed at \$3.2M in 2016 The main house has two master bedroom suites that overlook the Caribbean Sea (plus 4 additional bedrooms) The executive suite has a sitting room/office space and master bath with separate tub and shower Separate two bedroom, one bathroom cottage with full kitchen, private entry and outdoor space Large cathedral living room featuring surround sound for movies Back sitting/television room 60' lanai with stone steps directly into the swimming pool 55,000 gallon resort style swimming pool over looking the Caribbean Sea Eight person seaside hot-tub Gorgeous mahogany doors and windows throughout Tongue and groove vaulted ceilings Deluxe double executive kitchen with a separate dining area Custom cabinetry and high quality appliances & fixtures in kitchen Ample parking and two car garage 40 kilowatt generator 90,000 gallon cistern â€" Two Chambers (30,000 and 60,000 gallons) Very efficient tankless water heaters Charcoal water filtration system Per the owner: When I first purchased the home in 2000 I was getting between 5 and 8k per week. I did have income rental income over 100k per year since I was there less than 50% of the time. \*Note that these are not current numbers as the owner occupies the home.



## Amy Land-de Wilde

If you are interested in buying or selling property on the beautiful island of St. Croix, call me, I will be happy to help you. (340) 718-7000  
Sales Associate

Christiansted, St. Croix 00820

+1 340-718-7000

amydewilde@coldwellbankervi.com

<https://www.coldwellbankerluxury.com/amydewilde>

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