

FOR SALE BY PRIVATE TREATY

OFFERS IN WRITING ARE INVITED FOR PURCHASE OF THE FOLLOWING PROPERTIES BEING SOLD BY PRIVATE TREATY UNDER POWERS OF SALE CONTAINED IN A MORTGAGE

INTERESTED PERSONS MAY CALL/EMAIL

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Between 9:00 a.m. and 5:00 p.m. Monday to Friday

PROPERTIES ARE BEING SOLD "AS IS WHERE IS"

LAND PART OF SMOKEY VALE, BEING 45 ARIES AVENUE, KINGSTON 8, ST. ANDREW.

VOLUME 1543 FOLIO 491

Listing price - \$155,000,000.00

A split level three-storey residence containing double carport and laundry area. V"-shaped concrete stairs provide access to the ground floor that contains an entry foyer, home-office, open plan great room and kitchen-diner, dining room, family room, master suite with master bedroom, master bathroom and walk-in closet; linen closet, two other bedrooms with closets, ensuite bathrooms and balcony. Barbeque area, cabana, swimming pool with adjoining hot tub, pool deck/patio and other amenities. Rear balconies providing panoramic and scenic views of the mountains and the City of Kingston and St. Andrew.



Land size of 37,511.90 Square Feet and building area of 5,722.82 Square Feet

Property is located within fifteen minutes' drive to corporate area, Kingston and St. Andrew, Stony Hill and Chancery Hall.

The subject property falls within the Bellevue/Smokey Vale residential neighbourhood and benefits from the full range of municipal services.

The Aries Avenue community enjoys a high degree of privacy and the quietude of being away from the "hustle and bustle" of conventional urban lifestyle. The cool climate, lush vegetation and the pleasant natural environment are the charm of living in these locations.

**LAND PART OF No. 17 TRAFALGAR ROAD - KNOWN AS 7 PAWSEY PLACE, NEW KINGSTON, KINGSTON 5, ST. ANDREW.
VOLUME 1218 FOLIO 762
Listing price – \$104,000,000.00**

Two-storey residence with loft converted to office use. Property is close proximity to New Kingston central business district and the main arterial road of Trafalgar. It has easy access to public transportation linking into Crossroads, Half-Way-Tree and even Liguanea.

Ground Floor: covered entry porch, foyer, reception/lobby area, general office area (two private offices) two powder rooms, kitchenette with eating/dining area, a “was/slop” room and a storeroom
First Floor: Stairwell/landing area, private office with bathroom, board room, small grill enclosed balcony and storeroom.
Loft: Stairwell/landing area, private office (ambassador’s office) and a bathroom



The subject building is disposed over an area of 3,542.45 square feet. Lot size of approximately 2,862.1 square feet. This prime property is walking distance to all the major amenities in New Kingston. Access to shopping facilities, hotels, entertainment and other services within walking distance of Pawsey Road have made it a good location for people wishing to reside near to the business district, thus enjoying access to all of the modern amenities.

**LAND PART OF FARM DISTRICT (SOUTH OF MANDEVILLE & SOUTHEAST OF OLD ENGLAND)
MANCHESTER
VOLUME 1464 FOLIO 727
Listing price – Make an Offer**

Property consists of split-level residential dwelling, comprising Master Bedroom complete with walk-in – closet and ensuite bathroom with Jacuzzi and other sanitary amenities. Three bedrooms with closets, two bathrooms, living room, dining room, kitchen with granite counter tops, Linen Closet, Front, Side & Rear Porches, Single Car Garage with electronic shutters.



Land Area approximately 1,092.74 square meters (11,762.04 square feet), building area approximately 338.06 square meters (3,635 square feet).
Property is in close proximity to the Town of Mandeville. Access to schools, transportation, health facilities along with urban facilities are accessible mainly from the town of Mandeville.

**LAND PART OF ESHER, LUCEA, HANOVER (Lot #9 GREEN ISLAND ROAD, HAUGHTON COURT)
VOLUME 1483 FOLIO 868
Listing price - Make An Offer**

Property consists of two-storey residential dwelling, comprising basement, ground floor and first floor all self-contained; cumulatively containing Six Bedrooms, Five Bathrooms, living and dining rooms Kitchens and veranda.



Land area approximately 279.60 square Meters (3,009.61 square feet), building area of approximately of 280 square meters (3,013.92 square feet)

Haughton Court/Esher is located in the town of **Lucea** and is in good commuting distance to **Sandy Bay** and **Montego Bay** as such benefits from a wide range of urban services and amenities. These services include but not limited to public schools, shopping facilities, restaurants, paved roads, garbage collection and public transportation.

**LAND PART OF ARGYLE COTTAGE, NOW CALLED CLIFTON FARM, BEING LOT NO.19 VANFAIR GARDENS,
LINSTAD, ST. CATHERINE
VOLUME 1289 FOLIO 80
Listing price - \$52,500,000.00**

Partially complete two-storey detached two-family residence comprising:

Lower-Level: Master bedroom with ensuite bathroom, two other bedrooms with shared bathroom, living room, dining room, kitchen, entrance porch, staff quarters with ensuite bathroom, automatic garage door.

Upper-Level: Master bedroom, open floor plan with provisions for installation of and en-suite bathrooms; two other bedrooms - open plan rooms with provisions for installation of en-suite bathrooms; open plan living/dining/kitchen, grill enclosed semicircular front balcony, large landing area which extends to an informal entertainment area and roof-top entertainment/balcony.



Land area of 7,326.24 Square Feet and building area of 5,872.03 square feet.

Property is located in well-developed rural community with a mixture of residential and farming occupants. It's within easy reach of the respective business centers of Linstead, Bog Walk and Ewarton resulting in easy access to schools, churches, medical facilities, shopping and other amenities. It's also within easy reach of the highway to facilitate ease of commute to Spanish Town, Kingston or Ocho Rios. Vanfair Gardens/Clifton farms enjoy locational advantage as it affords easy access to the Linstead bypass road and an abundance of public transportation.

LAND PART OF HAYES CORNPIECE, CLARENDON (VACANT LOT ON EASTERN SIDE OF JUNGLE ROAD)

VOLUME 1469 FOLIO 527

Listing Price – \$7,500,000.00



Vacant lot with farming, warehousing, and housing subdivision/scheme capabilities, containing by survey, 6,994.75 square meters (75,293.32 square feet 1.73 acres).

The community is within easy commuting distance to May Pen. The community There is easy access to the Hayes community via Halse Hall main road. The May Pen Town Centre and the south coast highway are also within reach.

48 TWICKENHAM ROAD, ST. JAGO HEIGHTS, ST. CATHERINE, VOLUME 1000 FOLIO 624

Listing Price - \$61,500,000.00

The residential property consists of a two-storey detached dwelling house and a kennel with surplus land. It comprises of:

Ground Level: Guest bedroom, powder room, living/dining room, kitchen, staff bedroom with en-suite bathroom, laundry room and grill enclosed carport and front and back porch.

Upper Level: Master bedroom with en-suite bathroom and walk-in closet, three additional bedrooms, one bathroom, stairway landing and balcony.



The property has a gross floor area of approximately 223.90 square meters (2,410 square feet) dispersed over land area of approximately 8,614.75 square meters (92,728.26 square feet).

St. Jago Heights is a well-established middle-upper income residential sub-division which was developed over 50 years ago. The residential area is in proximity to the Spanish Town commercial centre, where medical, shopping, recreational, education and religious facilities among other services are available.

LOT 65 CAMBRIDGE MEADOWS, BICKERSTETH, ST. JAMES, VOLUME 1362, FOLIO 54

Listing Price -\$30,500,000.00

The residential property is a four-family two-storey residence with a small basement to the rear comprising of:

Ground Level A: Two bedrooms (one with incomplete bathroom en-suite), one additional bathroom, living/dining room, kitchen, grilled entry porch and internal stairway facilitating direct access to the basement laundry.

Ground Level B: One (1) bedroom, one (1) bathroom, kitchen/dining area, entry porch and laundry room without fixtures.

Upper-Level C: Two (2) bedrooms, one (1) bathroom, living area, dining area, kitchen, entry balcony and back balcony/laundry area.

Upper-Level D: One (1) bedroom, one (1) bathroom, kitchen/dining area, entry porch and back balcony/laundry area.



The property has a gross floor area of approximately 319.03 square meters (3,433.97 square feet) dispersed over land area of approximately 402.31 square meters (4,330.45 square feet).

Cambridge Meadows is an established lower middle-income residential community located approximately 23km (14.28 miles) south of the commercial centre of Montego Bay. The property has a locational advantage of being within easy reach of an international airport and other facilities of Montego Bay with good access to public commuter transportation in the form of rural taxis that adequately serve the neighbourhood.

STRATA LOT 4 (UNIT 2), SPANISH COURT, LOT 285 TRINITY CRESCENT, WESTGATE HILLS, MONTEGO BAY, ST. JAMES, VOLUME 1271, FOLIO 112
Listing Price - \$36,000,000.00

The apartment is a two-storey unit comprising of:

Ground Level: Entry porch, living/dining area, kitchen, powder room, laundry room and under stairs storage area.

Upper Level: Master bedroom with en-suite bathroom and balcony, one additional bedroom with en-suite bathroom and closet, passageway, and landing.



The property has a gross floor area of approximately 124.10 square meters (1,335.80 square feet).

Westgate Hills is in an elevated area and properties within this area enjoy a locational advantage as most are afforded the amenity of views, which include the Caribbean Sea and sections of the “Hip Strip”. It is a long-established residential area on the periphery of the city centre. The neighborhood is within proximity of restaurants, fast food outlets and retail shopping facilities at Fairview commercial area, to the south-west. A wider range of goods and services inclusive of numerous government offices and artisan traders is available at city centre to the north-west, whilst hotels, public and private bathing beaches are with easy reach.

LOT 336 GUAVA AVENUE, RICHMOND ESTATE, BLOCK 5, PHASE 1, PRIORY, ST. ANN, VOLUME 1466, FOLIO 852

Listing Price - \$63,200,000.00

The residential property is a single storey single family residence comprising of:

The master bedroom has its own closet and full bathroom facility en suite, two bedrooms with closets, sharing one bathroom, living room/dining room, designed kitchen with quartz counter, enclosed front porch.

The complex has tennis courts, playgrounds and a pool. It also has an automatic entrance and exit gate, with a guard house at the entrance.



The property has a gross floor area of approximately 132.17 square meters (1,422.66 square feet).

Richmond Estate Richmond Estate provides accommodation for upper middle to upper income residents and exhibits architectural designs in a mix of private residences and apartments within a secure upscale residential gated community. The community has been well developed with adequate parking areas, parks, playgrounds, tennis courts, pool. Landscaped grounds, guardhouse at entrance, automatic entrance and exit gates and 24-hour security.

**LOT 268 CANNON DRIVE, COLBECK MANNOR, PHASE 1, OLD HARBOUR, ST. CATHERINE.
VOLUME 1564 FOLIO 458
Listing Price- \$32,000,000.00**



The subject residence is disposed over an area of 101.28 square metres (1,090.25 square feet). Total Lot size of 415.32 square meters (4,470.41 square feet).

This residential property comprises a master bedroom with built-in closet and en-suite bathroom, another bedroom with built-in clothes closet, one (1) other bedroom, open concept – living and dining area, kitchen, a laundry room with small storage closet and an entry port/verandah.

Colbeck Manor is a gated subdivision that is easily identified by name/signage and description. The development is located just east of Colbeck Castle, separated from the north-east boundaries of Presidential Estate and The Aviary by a paved gully and it is approximately 1.26 kilometres (0.78 miles) north-west of Old Harbour commercial centre. This gated community offers customary amenities such as club house, swimming pool, gym, parks, etc.

**LOT 14 RANSFORD CLOSE, CEDAR GROVE ESTATE, PORTMORE, ST. CATHERINE.
VOLUME 1332 FOLIO 774
LISTING PRICE: \$23,000,000.00**



The subject property embodies a lot size of 379.766 square metres (4,087.90 square feet), comprising a single-storey residence disposed over a gross floor area of 172.86 m² (1,860.01 sq. ft.).

This residential property comprises a master bedroom with walk-in-closet space with full bathroom facilities en suite, Two (2) other bedrooms, one (1) other bathroom, Kitchen, Living and dining area with ceiling fan, secured verandah and laundry room.

"Cedar Grove" is a residential sub-division located in Portmore St. Catherine. It lies northwest of West Cumberland, southwest of Gregory Park, west of Surrey Meadows and less than three kilometres (2 miles) south of the Mandela Highway. The location enjoys a wide range of municipal services. These include electricity, street lighting, piped water supply, telephone services, fire and police protection, garbage collection and disposal, as well as a central sewerage system. Entertainment and shopping facilities are available at the Portmore Shopping Mall, which is near this residential neighbourhood. This locality also has access to public transportation.

TOWNHOUSE #1 "CEREZA" 5 CHERRY DRIVE, CHERRY GARDENS, KINGSTON 8, ST. ANDREW, VOLUME 1553, FOLIO 471
Listing Price- USD1,006,500

The residential townhouse is a two-storey single family unit comprising of:

Ground Floor: One bedroom with walk-in closet and en-suite bathroom, helper's quarters with bathroom, kitchen, living/dining room, powder room, double garage facility, entry/foyer, private small pool and pool deck at the rear, and laundry room.

First Floor: Master bedroom with walk-in closet and en-suite bathroom, two bedrooms with en-suite bathrooms, landing/passage and rear and front balconies.

Roof Balcony: Large entertainment area with view of the city.

Other Facility: Private pool



The property has a gross floor area of approximately 390.2 square meters (4,200 square feet). "Cereza" is a small upscale residential development comprising of only four townhouse units and features: Automatic Gate, Landscaped Grounds and adequate parking.

The development of the Cherry Gardens residential estate extends from Norbrook to the north, Shortwood Gardens to the west, Billy Dunn to the east and Arcadia and Birdsucker to the south. A range of urban convenience centres are easily accessible to this community, providing a wide variety of shopping, entertainment and recreational facilities as well as educational, religious, cultural and medical institutions.

JMMB RESERVES THE RIGHT TO REFUSE ANY BID OR WITHDRAW ANY OF THE LISTED PROPERTIES FROM THE BIDDING PROCESS AT ANY TIME.