

# FORBES REALTY TCI

## Compass Rose, South District, Salt Cay, Turks and Caicos Islands.

Compass Rose Cottage is a fully licensed guest house accommodation located on an approximately 1/3 acre walled and elevated lot.

The home is within 200 yards of the western shore, sitting on a rise (approximately 20 feet above sea level) on the south end of historic Salt Cay.

- The home is about 1450 square feet
- Featuring a modern, fully equipped kitchen,
- Furnished living area with entertainment system
- 1 large bedroom and a
- Large bath with glass block shower, tiled counter and huge closet.
- There is a large furnished screen porch,
- Shop, laundry room, single car garage.

The property is completely walled with rock and cement cap and has a very large free standing cistern providing the potable water supply. There is a full-sized satellite dish ready for hookup.

The property is income producing, comes turn-key for immediate rental income with all furnishings, equipment, web sites and VRBO listing. Contact **Debbie Manos** for investor specific inquiries, 649-241-1009, [debbie@saltcayrealty.com](mailto:debbie@saltcayrealty.com).



Looking for a second home on a beautiful island surrounded by pristine white sand beaches without footprints, azure seas and superb scuba diving and whale watching?

Do you wish you had a beach house that was secluded, private and ready to move into? So ready all you need to do is bring your iPod, bathing suit, shorts, shirts and flip-flops?

Want to rest, relax and revitalize in your own island retreat steps away from warm water and secluded beaches?

For your consideration, with immediate possession available, consider investing in the Compass Rose Cottage in the South District of historic Salt Cay Island in the Turks and Caicos Islands.

The Rose is a ready to move into island home of approximately 1450 square feet of living space on a 1/3 (approximate) walled, elevated and improved lot. It has 1 bedroom and 1 bath, a screen porch with the capability of sleeping more. A secure, enclosed detached garage is an additional 190 square feet (approximately).





Located on the south end of Salt Cay, the Rose is the last house, at present on the island to the south. To the south is Queen's Land with no homes and no people...just the bush; to the east is are the "Creeks" and the eastern shore at about 400 yards—and bush, no people, no houses. To the west is the sunset, green flashes, beaches and open land with the water and beautiful beach within 200 yards. To the north, is the only home within a 100 yards. In sum, the Rose is a very private and quiet piece of property where you can sunbathe in private and slip down to the beach any time you want.

This is not a fixer-upper, but a complete, turn-key home with fine furnishings, art, work shop, garage, cookware, appliances, dishes, silverware, cutlery, stereo system, flat screen tv, satellite dish, internet and garden furniture.

The spacious Florida type screen porch is furnished with comfort in mind. Dine in a cool screen porch with ceiling fans and total privacy, enjoying the gentle ocean breezes that cool the house on the hill. The cement and block constructed screen porch was designed and built with the full capability of building a large, second story bedroom/bath/office/sitting area that would afford views of the entire island and surrounding seas. This could be an affordable addition that would greatly expand the home and, most likely, improve the investment and value of the property.



The Rose is on an elevated lot the original island family called “The Hill” as it is approximately 20 feet above sea level. The elevated whale watching deck combined with the hill location gives you an almost 360 degree view of the island and seas with neighboring cays and ship traffic.

Watch whales breach just off the wall of the Columbus Passage where the Humpback whales travel south each winter to mate and calf off the Silverbanks and then return in Spring. Enjoy your morning coffee sitting on the deck and watch for spouts and whale tails.

Dive off the beach below the house or go diving with Salt Cay Divers, a PADI certified dive center. Whale watch during the season with whale researchers, and have “soft” water encounters with whales.

The Rose is currently not just a private home for its owners, but is a VRBO rental (<http://www.vrbo.com/386791>) property that has a good rental history during high season (December through April) and low season rentals if one chooses to so rent. The Rose comes with a VRBO web site until expiration, its own web sites and on island management in place to transition if you chose to continue with an income property.

The kitchen has all modern appliances in good working order, a kitchen work/eating island with private owner storage within; a washer and electric dryer and a full linen cabinet of both rental and private owner sheets and towels and a Weber Genesis propane barbecue is included.

The shop and garage come with power tools and equipment, including lawn tools and a lawnmower, as well as spare parts for the home. Images of the shop and garage are available upon request and serious inquiry as they are presently locked for only owner access.



The garage will hold a golf cart or small pickup, bicycles (three of which are included) and plenty of space for clean, dry storage.

A large, above-ground cistern provides a potable and filtered water supply to the home and has never run dry in 14 years of use and ownership. Two large spare tanks hold more water for use by the gardener to maintain the landscaping.

Whether you choose to maintain the home for personal and rental use or strictly for your own personal home, the Compass Rose Cottage is ready to become your retreat and home away from the maddening crowds.

Contact Debbie Manos, Salt Cay Real Estate for investor specific information, images and details - 649-241-1009, [debbie@saltcayrealty.com](mailto:debbie@saltcayrealty.com).

**Price: \$199,000 US Dollars**

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