

PRIVÉ

SOUTH SOUND



BARAUDDEVELOPMENT.COM

SOPHISTICATED SOUTH SOUND LIVING

Privé – French for "Private", is an ultra-exclusive development of only 36 townhomes and 16 villas nestled on a beautiful 6 acre property in the most prestigious area of South Sound.

Offering some of the largest townhomes & villas in an exquisite, luxuriously private, pet and family friendly, gated community.

**2 & 3 Bedroom Townhomes
4 Bedroom Villas**

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FEATURED AMENITIES

- Large 2 & 3 bedroom townhomes and 4 bedroom villas with generous open floor plans
- Situated in the heart of South Sound in a brand new subdivision
- Family & Pet friendly
- Private grounds with tree-lined streets
- Large communal pool
- Bright and spacious children's splash park
- Walking paths and green space
- Dog park
- Beautiful grilling area for group entertaining
- Professionally designed landscaping
- Only 6 townhomes per building
- Only 2 villas per building on a combined 10,000sqft lot
- Private carport or garage + designated parking
- Plug-in ready for you to install your electric car charging station
- Modern 8ft Front entry doors
- 8 ft. sliding glass doors leading out to back covered patio (townhomes)
- 2 sets of 8ft. sliding glass doors leading to your private pool & yard (villas)
- Expansive 10ft ceilings throughout all townhomes and villas
- Contemporary recessed lighting throughout
- Chef inspired kitchen with natural, customizable quartz countertops
- Stainless steel professional series kitchen appliances
- Oversized master bedrooms with double closets
- Private master ensuite with double sinks and walk-in shower
- 3 ensuite bathrooms (villas)
- Romeo and Juliet balcony with sleek glass railing (townhomes)
- Walk-out balcony off master with sleek glass railing (villas)
- Private fenced yards for all townhomes and villas
- Hurricane impact windows and doors
- Energy efficient AC systems
- Ample storage space
- Bylaws to allow for short or long term rentals
- Affordable strata fees and insurance
- High speed fiber ready



2 BED, 2.5 BATH TOWNHOMES

- Buildings 1, 2 & 3
- 18 x 2 bedroom units
- 1,500+ sqft per unit
- Private carport
- Private backyard in every unit
- Full access to community pool, expansive grounds and children's splash park

*All information including, but not limited to, floor plans, specifications, renderings, pricing, availability and all other information are subject to change at developer's discretion.



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2 BED, 2.5 BATH TOWNHOMES

END Units (sqft)

Main Level: 759

Second Level: 888

Total: 1,647

INTERIOR

Main Level: 744

Second Level: 865

Total: 1,609



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3 BED, 2.5 BATH TOWNHOMES

- Buildings 4, 5 & 6
- 18 x 3 bedroom units
- 2,060+ sqft per unit
- Private garage
- Private backyard in every unit
- Full access to community pool, expansive grounds and children's splash park

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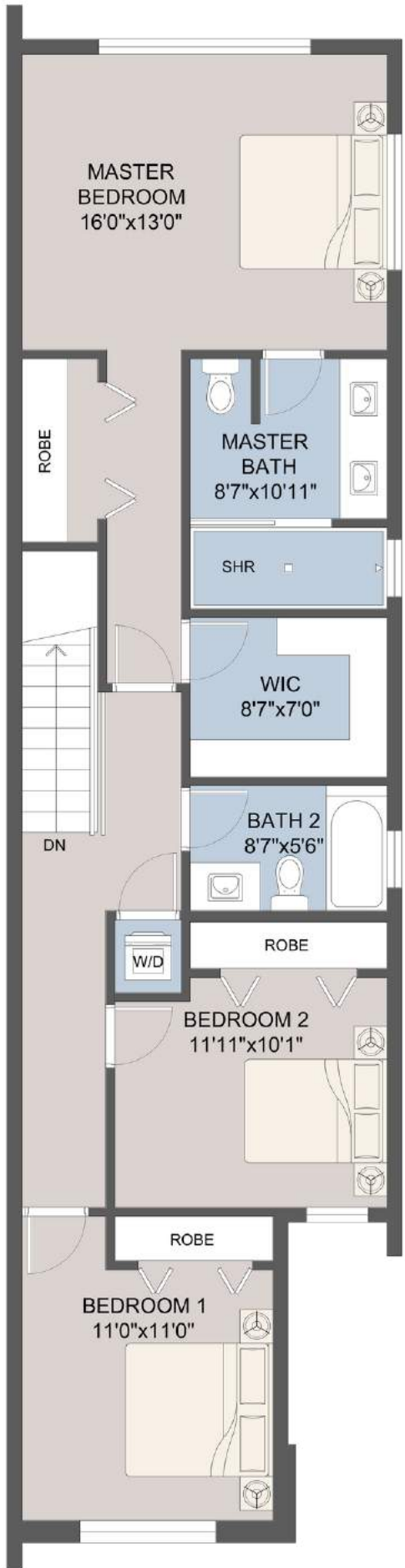
3 BED, 2.5 BATH
TOWNHOMES

END Units (sqft)

Main Level: 1,057
Second Level: 1,048
Total: 2,105

INTERIOR Units

Main Level: 1,035
Second Level: 1,030
Total: 2,065



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4 BED, 4 BATH VILLAS

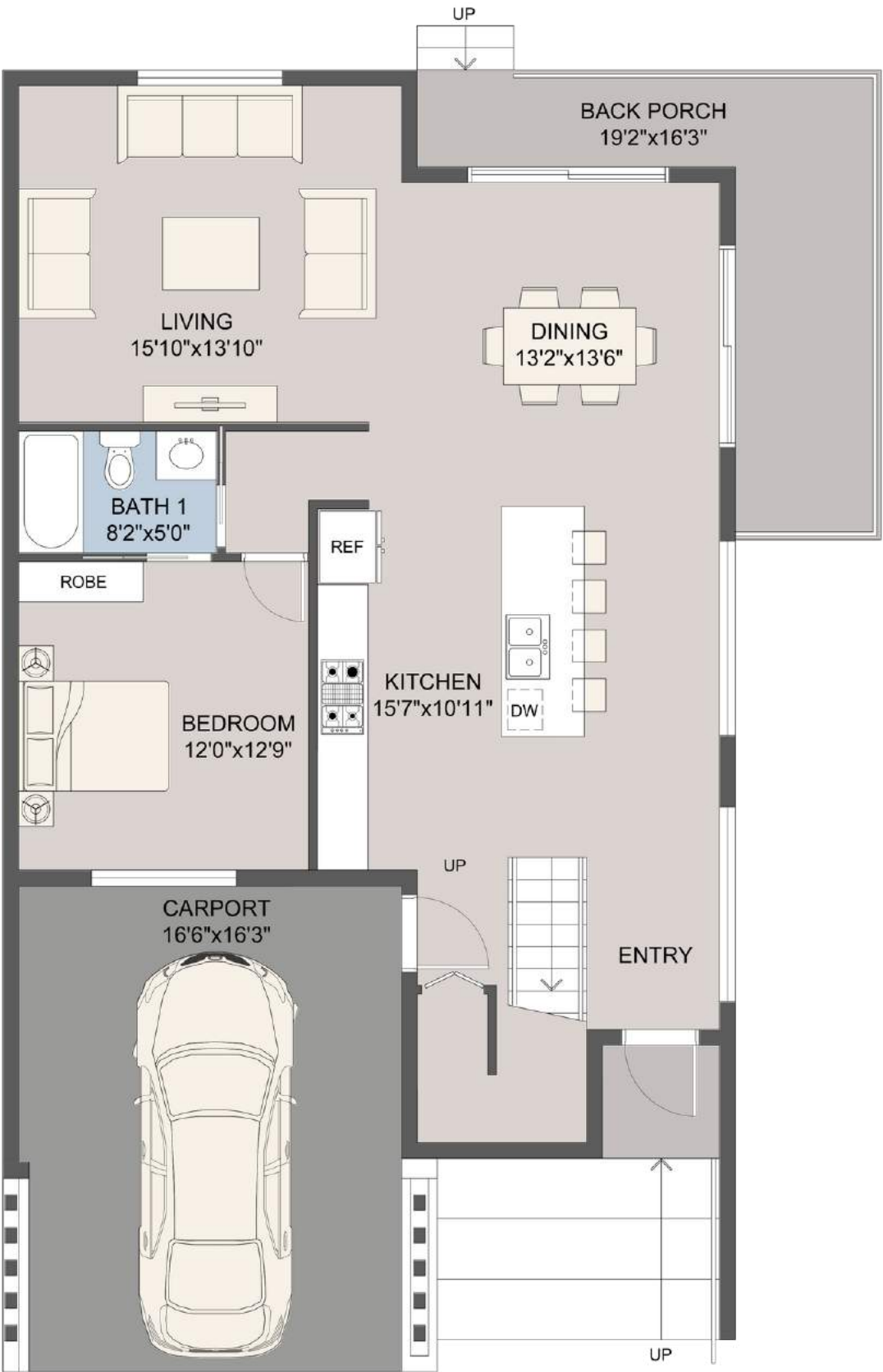
- 2 Villas per building
- 16 x 4 bedroom villas
- 2,900+ sqft per villas
- Balcony off of master
- 3 ensuite bathrooms
- Private carport
- Private backyard, approx 5,000 sqft lot per unit
- Private pool
- Full access to community pool, expansive grounds and children's splash park

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4 BED, 4 BATH
VILLAS

Main Level:	1,144
Second Level:	1,324
Carport:	338
Balcony:	156
Total:	2,962



4 BED, 4 BATH VILLAS

Main Level: 1,144
Second Level: 1,324
Cover Carport: 338
Balcony: 156
Total: 2,962



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SPECIFICATIONS

FLOOR PLANS

Spacious, open living floor plans. Chic, modern design with large windows and glass doors for natural ambient lighting.

FLOORING

Modern Italian porcelain tiles. Choice of finishes

FLOOR SLAB

Engineered concrete floor slabs—4000psi, steel rebar and meshing.

WIRING

Units are Fiber ready to provide the fastest internet speeds and sharpest quality viewing

ROOF

Engineered roof trusses with waterproof membrane and high performance standing seam.

WALLS

Exterior walls constructed with concrete block and steel with all block cells poured with concrete. Interior walls skimmed with a smooth contemporary finish.

DOORS

Contemporary design with expansive entrances and 8ft interior doors. Hurricane rated.

WINDOWS

Energy efficient windows with double insulated glaze and tint. Hurricane impact rated.

HVAC

High efficiency units. Multizone with digital thermostats.

PRIVATE PARKING

Single car carport or garage.

KITCHEN

Chef inspired Italian kitchens boast large all-wood cabinets and natural quartz counter tops. A choice of cabinet and countertop finishes

KITCHEN APPLIANCES

Professional series stainless steel appliances. 30" cook top and oven, fluted external exhaust and pull-out drawer microwave.

COUNTER TOPS

A wide variety of beautiful, all-natural quartz counter tops are available for both kitchen and bathrooms.

PRIVATE YARD

Expansive outdoor living, extended patio with fenced, private yards for each home.



PROPERTY R.O.I.

PROPERTY	PRE-CONST	CMV/RE-SALE	PROFIT	R.O.I.
Harbour Point	CI\$ 315,000.00	CI\$ 695,000.00	CI\$ 380,000.00	120%
Turnberry Villas	US\$ 750,000.00	US\$ 1,500,000.00	CI\$ 914,634.00	100%
Parkway Place	CI\$ 375,000.00	CI\$ 695,000.00	CI\$ 320,000.00	85%
Twenty40	CI\$ 625,000.00	US\$ 1,395,000.00	CI\$ 518,900.00	83%
ShoreClub	CI\$ 650,000.00	US\$ 1,325,000.00	CI\$ 436,500.00	67%
Eleven Parc	CI\$ 640,000.00	CI\$ 925,000.00	CI\$ 285,000.00	45%

