

THE BOHEMIAN

FLOORPLAN

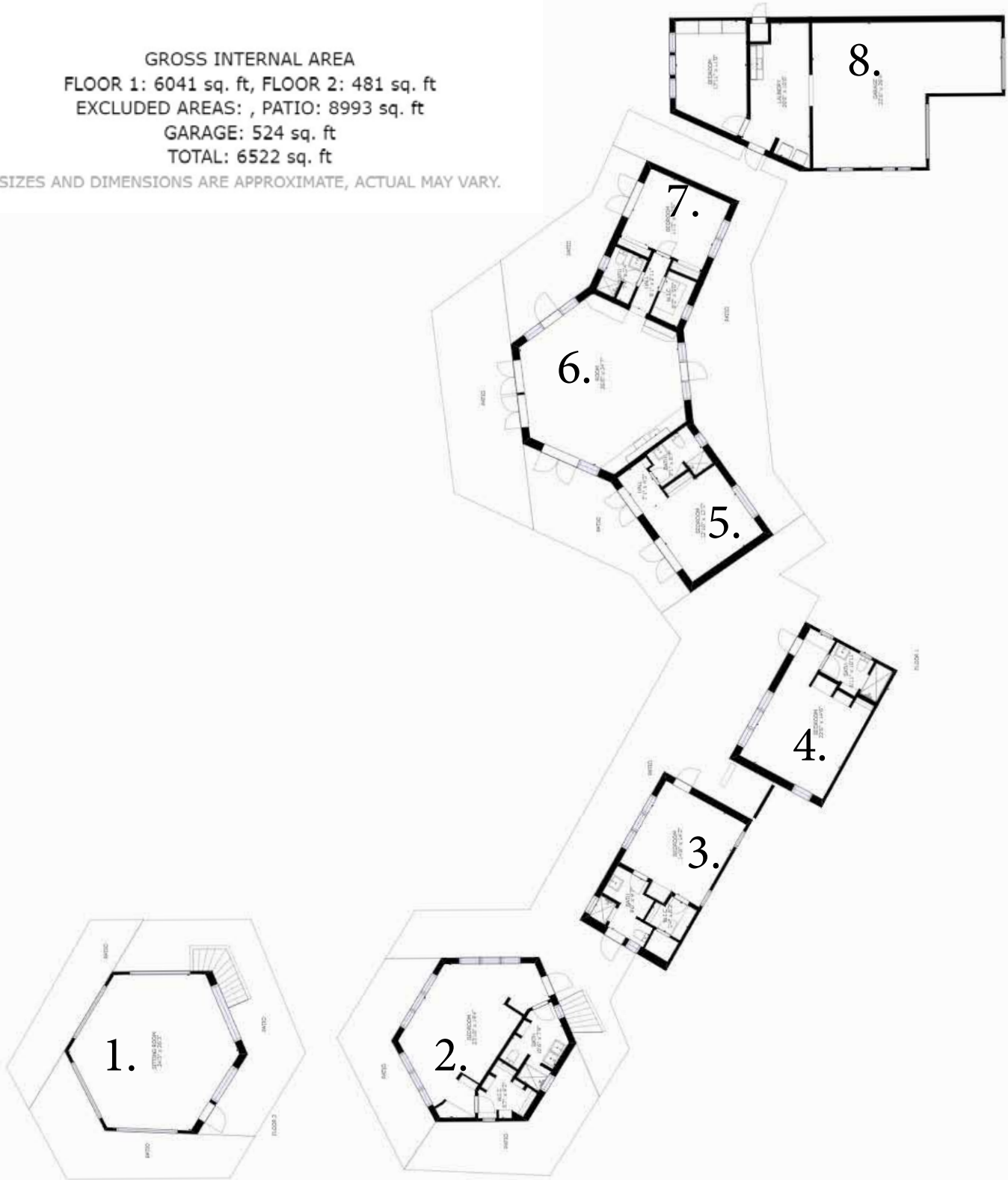


THE NEWER BUILDINGS

1. THE MAIN FAMILY ROOM & KITCHEN AREA
2. THE GREEN HOUSE
3. THE MASTER BEDROOM SUITE
4. THE NEW 2 BEDROOM SUITE BUILDING

GROSS INTERNAL AREA
 FLOOR 1: 6041 sq. ft, FLOOR 2: 481 sq. ft
 EXCLUDED AREAS: , PATIO: 8993 sq. ft
 GARAGE: 524 sq. ft
 TOTAL: 6522 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



THE ORIGINAL BUILDINGS

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| <ul style="list-style-type: none"> 1. THE LIVING ROOM ON SECOND FLOOR,
ONE BEDROOM SUITE ON GROUND FLOOR 2. BEDROOM SUITE 3. BEDROOM SUITE | <ul style="list-style-type: none"> 5. BEDROOM SUITE 6. THE GAME ROOM 7. BEDROOM SUITE 8. THE 2 GARAGES WITH OFFICE |
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THE BOHEMIAN

Technical Information

The Bohemian has been built in stages over several years. The property features 17,000 ft.² under roof, including the covered patios. There are 6,500 sq.ft. under AC.

Finishes

The property has travertine flooring on the interior and fiberglass elevated walkways connecting buildings. The exterior walls are clad with local cut-stone and natural coral stone imported from the Dominican Republic. Brazilian Cherry wood is used on counter tops, tables and also on flooring in some areas.

The Windows and Sliding Doors

There are 9 foot high sliding glass doors on the main building; maximizing both natural light and the framing the stunning blues of the Atlantic Ocean. The windows have an aluminum frame clad in white vinyl with factory made window tint that filters 99% of the UV light. They are energy efficient and significantly reduce cooling costs. Win-Guard® Aluminum Impact-Resistant Windows made by PGT meet the most stringent code requirements for hurricane-force winds and flying debris.

Air Conditioning

Each room is equipped with dedicated split air-conditioning units for maximum flexibility and energy-efficiency. The kitchen has two aircondition units.

Power and Telecommunications

The property is connected to the electrical grid. Redundancy is provided by a 6Kw diesel generator. Cable TV and Internet is provided by Bahamas Telecommunications.

The original building

The original building is totally renovated both on the inside and the outside. The original kitchen in the Game Room has a dishwasher, a fridge and a coffee machine. There is a sound system for parties.

The 2 story building

There's a living room on the second floor of the only two story building on the property, with a bedroom downstairs. An architecturally pleasing outside staircase is connecting the two. The living room features Brazilian Cherry wood floors.

Wine Storage Room

The cooled wine storage room has room for 2000 bottles of wine. Currently the collection is 1000 bottles.

Water and Sanitation

There is a well on the property in addition to the property being connected to the local municipal water supply. Well water is processed through a filtration and water softening system. There are three septic tanks on the property.

The Garage

A three car garage with a carport also houses a small office. A 37' x 37' concrete slab is poured for an additional garage with storage for up to 8 cars.

Commercial Kitchen

There are 4 freezers, 7 refrigerators, an industrial grade dishwasher, a broiler, six gas burners, a griddle and a deep fryer. There is also a CO2 supply system for serving draft beer.

Inside Dining

You can seat 14 people around the main dining table made of Brazilian Cherry Wood. There are also 10 seats by the breakfast bar. The number of seats can easily be expanded.

The Beach

The property's western boundary encompasses 569 feet of waterfront. Natural steps in the rock lead down to the beach. There is access to a secluded beach through the blow hole pool. There are thriving coral reefs in walking distance to THE BOHEMIAN.

The Pools

There are four salt water pools on the property. They are constructed with concrete coated in fiberglass to prevent algae growth. The largest of the pools has an infinity edge and flows over the cliff into the ocean below. The blow hole pool bathes you in refreshing ocean waves at high tide and allows you to climb through to the beach below at low tide. The wading pool and the cliff's edge pool are good alternatives for those who don't like deep water. There is a roof-top hot tub with the most magnificent sunset and water views.

The 5-Green Golf Course

The 250 yard golf course with 5 greens, 10 pin-positions and numerous tee-boxes offer challenges for players of many skill levels. The scenic golf course is fun to play amidst incredible views and invigorating ocean breeze.