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GROUND BROKEN ON \$200M PROJECT

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Ground was broken on a \$200 million luxury development private gated community on West Bay Street yesterday, just east of The Caves. The development will rise up to 85 feet and feature 90 high-end homes.

William Williams, director of Source Development Group, the project developers, said that as they planned the development, they encountered cooperation that was “nothing short of remarkable.”

“As a team out mutual interest is creating at Seabridge Bahamas an outstanding community, not just selling luxury homes, but creating a real community in the true sense of the world,” he added.

Mr. Williams said real estate sales and marketing was being led by HG Christie Ltd. The architect was Neil Behagg and Associates Co Ltd of Nassau, and other local contracts include Carleton Clair (CSB Consultants), Brock Turner (CVE Construction Value Engineering Ltd), Lambert Knowles (Engineering and Technical Services) and Keith Bishop (Islands by Design). Interiors will be designed by Bahamian company Roomers Ltd, led by Leslie Callender and Hazel Stirling.

Mr. Williams said the project would be completed in three stages, with the first phase expected to be completed within 18 months. The approved master plan calls for a total of about 90 residences on 10 acres. The residences will be divided between townhomes, condominiums and penthouses.

According to Mr. Williams, phase one will consist of 28 three and four-bedroom townhomes, extensive landscaping and a vanishing edge pool with water fall. Phase two will include 25 condominiums and five penthouses, with a fitness centre, business centre, property management office and multiple pools.

Phase three will be a combination of villas, condominiums, penthouses and additional pools. Each resident will have full concierge service from the onset of development.

“Our project is not a large one compared to some others on the island, but it will have significant and beneficial impact on the north shore. In conjunction with Chris Herrod’s elegant project, Caves Height, we will establish a meaningful and positive landmark of quality and economic stimulus to what is now our neighborhood,” Mr. Williams said.

Minister of Works, Earl Deveaux, also attended yesterday’s groundbreaking. He reminded Bahamians that the persons likely to purchase in the new development will be wealthy, and will expect a certain level of professionalism regardless of what service is being offered.

He also promised the developers that the Ministry of Works, “not usually known for speed”, was seeking to be more efficient. He also promised that the Government was working assiduously to ensure that the Lynden Pindling International Airport was a port of entry which can be a credit to all.

Mr. Deveaux added that the Government will work with a private civil designer on a major road renovation, which will include all the area from Blake Road east to Montague.

The other principals of the Seabridge project are Roger Mueller, and Bowman Garrett. Mr. Mueller has built residential and commercial projects worldwide, including an 18 month renovation of the Old Course Hotel and Spa at St Andrews in Scotland, and has been instrumental in projects ranging from the Dorchester Hotel in London to the Pelican Resort on St Maarten.

Mr. Garrett has practiced construction law for 30 years, owned a construction company and a construction management company. In addition, he has taught construction law at Emory University in Atlanta and his most recent project was the completion of Marin Luther King High, a \$25 million public school outside of Atlanta.

Seabridge is designed to appeal to Bahamian professionals, entrepreneurs, retirees or foreign owners searching for a primary or secondary home.