

Jumby Bay Island



Flint House





A PLACE TO BELONG

Jumby Bay is a privately owned, three-hundred-acre Caribbean island just two and a half miles off the coast of Antigua, comprised of 56 individually owned estates and a 40 room resort. It is an island of wide-open spaces and understated elegance, colourful wildlife and pure white beaches, complete exclusivity, and an air of casualness.

Jumby Bay Island



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A PLACE TO
CALL HOME



Flint House

Property Overview

3.56

Acres

5

Bedrooms

5.5

Bathrooms

10,080

Square Footage



Pool

Tennis Court



Perched above Jumby Bay with the highest elevation of any property on the island, Flint House is a majestic estate that commands unrivaled water views of mainland Antigua, neighbouring islands, and Buckley Bay.

Impeccably designed by Portland architect, Robert Moreland, the 10,080 sq ft residence at the heart of the 3.5-acre property astutely maximizes the 360-degree tropical panorama as if weaving the seascape into its very architecture. Being offered as vacant possession and the property is no longer furnished.





Although the stately residence boasts five bedrooms with ensuite bathrooms, the property has the potential to be completely reimagined to yield a total of 15,088 sq ft. Exceptionally private within the tropical landscape and abounding in views of azure, Flint House is a one-of-a-kind island oasis.

A PLACE OF
SIMPLE
LUXURY



Caressed by cooling trade winds and enveloped by turquoise seas, the estate boasts a layout that has been greatly influenced by the environment in which it sits. Palatial ceilings, oversized doors and windows, and wrap-around verandahs all work in harmony with the home's unique elevated position to capture awe-inspiring views.





Flint House is spacious and grandiose with expansive rooms that flow effortlessly off a grand center hallway; replete with vaulted ceilings and a sweeping staircase of custom hand-carved mahogany and intricate tile work, the home's entry makes a striking impression.

The gallery gives way to a reception room, dining room, study and kitchen, while open-air balconies to the front and the rear flood the first floor with both light and a gentle circulatory current of Caribbean air. A central air conditioning system cools interior rooms.

LIVING ROOM WITH VIEW
OUT TO VERANDAH

Main Living Spaces

A gracious indoor living room replete with mahogany millwork and Chinese quartzite floors spills out onto the large verandah which becomes an extension of the home's living space. Lounge or dine amidst the lush surround and against the spectacular backdrop of both the estate's pool and Buckley Bay.

A second-floor verandah is appointed with a wet bar, Wolf cooktop, a microwave, refrigerator and freezer, and makes for easy indoor/outdoor living in this island paradise.





Kitchen: Top-of-the-Line Appliances and Understated Elegance

Anchored by an over-sized center island with a second sink and seating, the gourmet kitchen features top-of-the-line stainless steel appliances such as a Wolf double-oven and stovetop, a Sub Zero refrigerator, freezer, and wine cooler, and Miele dishwashers. Double windows and glass doors allow natural light to flood the space.

Bedrooms

The home is framed by a stately wrap-around balcony. Three of the five ensuite bedrooms are on the second floor, each with its own striking panoramic views. Mornings and evenings can be spent relishing in the breathtaking seascape expanse from your private island retreat







A PLACE TO
RELAX





Tucked away and gloriously secluded, Flint House is a true haven for respite and relaxation. Adorned with verandahs, terraces, and balconies on all sides, the estate boasts 360-degrees of lounge space for taking in views of mainland Antigua and Bird Island across the two seas that envelop it.

Outdoor Features

A long wrap-around driveway marks the approach to the estate and meanders through tropical scenery abounding in native flora.





The grounds of the estate are beautifully appointed with a private all-weather lit tennis court and a stunning pool situated perpendicular to the expansive horizon.

A cabana with a half bath, ample seating and dining areas, and a main verandah all look out over Buckley Bay and work together to create an island oasis.



A PLACE OF ADVENTURE



Island life at Flint House promises adventure at every turn. An explorer's paradise, the lush landscape of Jumby Bay is idyllic for bike riding and for observing the indigenous wildlife—visit with free-roaming sheep and study the tropical birds. While tennis and swimming can be found right in your backyard, easy beach-access means that water sports such as paddle boarding and kayaking can become daily pastimes.



FLINT HOUSE

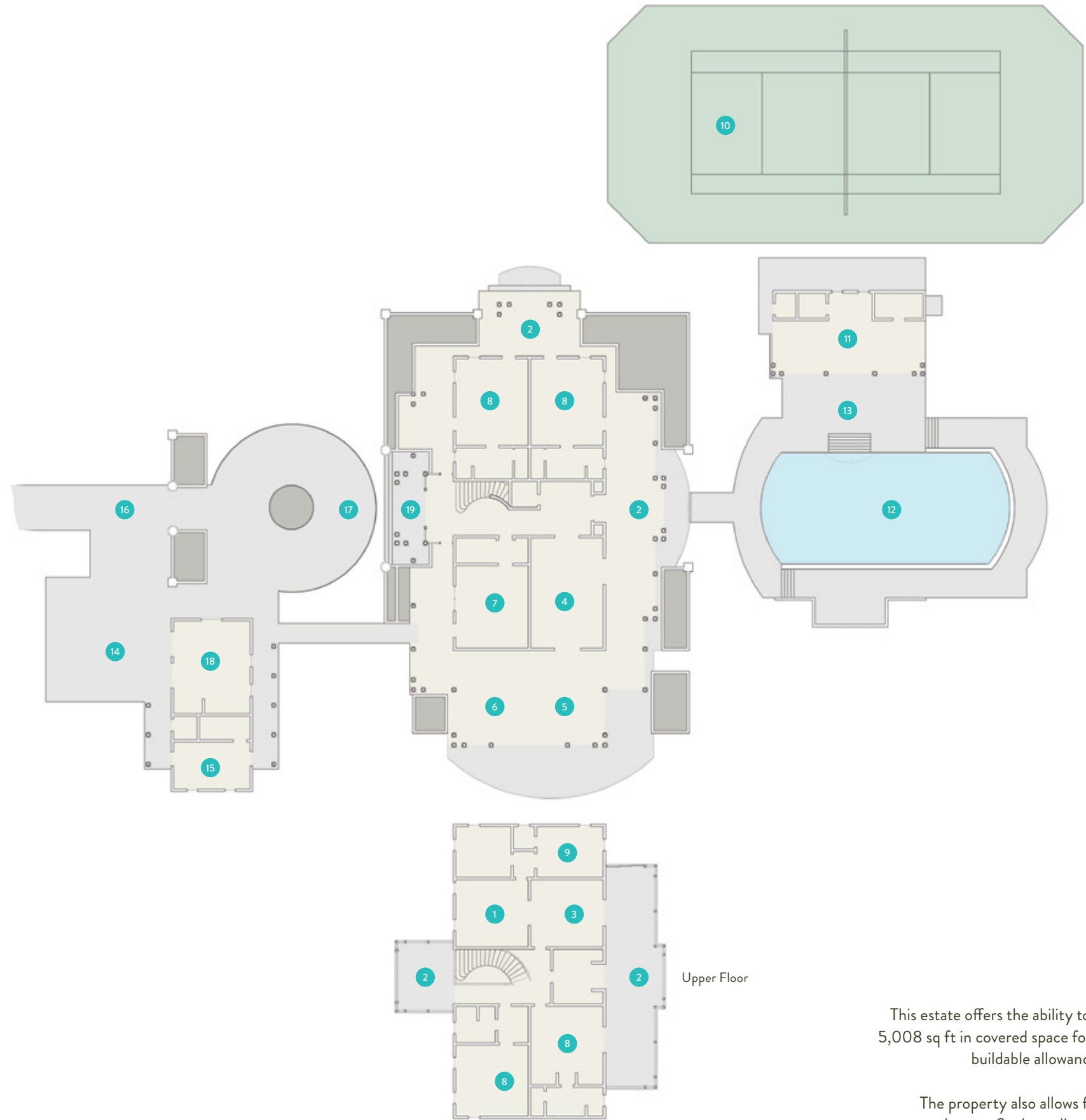
Site Plan

Price Upon Request

- 3.56 Acres
- 10,080 Square Feet
- 360° Sea Views
- All-Weather Tennis Court
- Highest Point of Jumby Bay Island
- Designed by Architect, Robert Moreland
- Private Driveway with Cart Port/Golf Carts
- Fully Equipped Kitchen
 - Wolf Double-Oven and Stovetop
 - Sub Zero Refrigerator
 - Wine Cooler
 - Miele Dishwashers
- Wet Bar with Wolf Cooktop, a Microwave, Refrigerator and Freezer
- Master Bedroom Suite
 - Private Sitting Room
 - Verandah
- Reception Room
- Study
- Living Room
- Dining Room
- Outdoor Living and Dining Areas
- Large Swimming Pool and Pool Cabana
- 4 En Suite Guest Bedrooms

FLINT HOUSE KEY

- | | |
|---------------------|-------------------|
| 1 Master Bedroom | 11 Pool Lounge |
| 2 Verandah | 12 Pool |
| 3 Master Lounge | 13 Pool Deck |
| 4 Indoor Interior | 14 Cart Port |
| 5 Living Exterior | 15 Utility |
| 6 Dining | 16 Entry Driveway |
| 7 Kitchen | 17 Courtyard |
| 8 Bedroom Suite | 18 Cart Room |
| 9 Master Bath Suite | 19 Entry Area |
| 10 Tennis Court | |



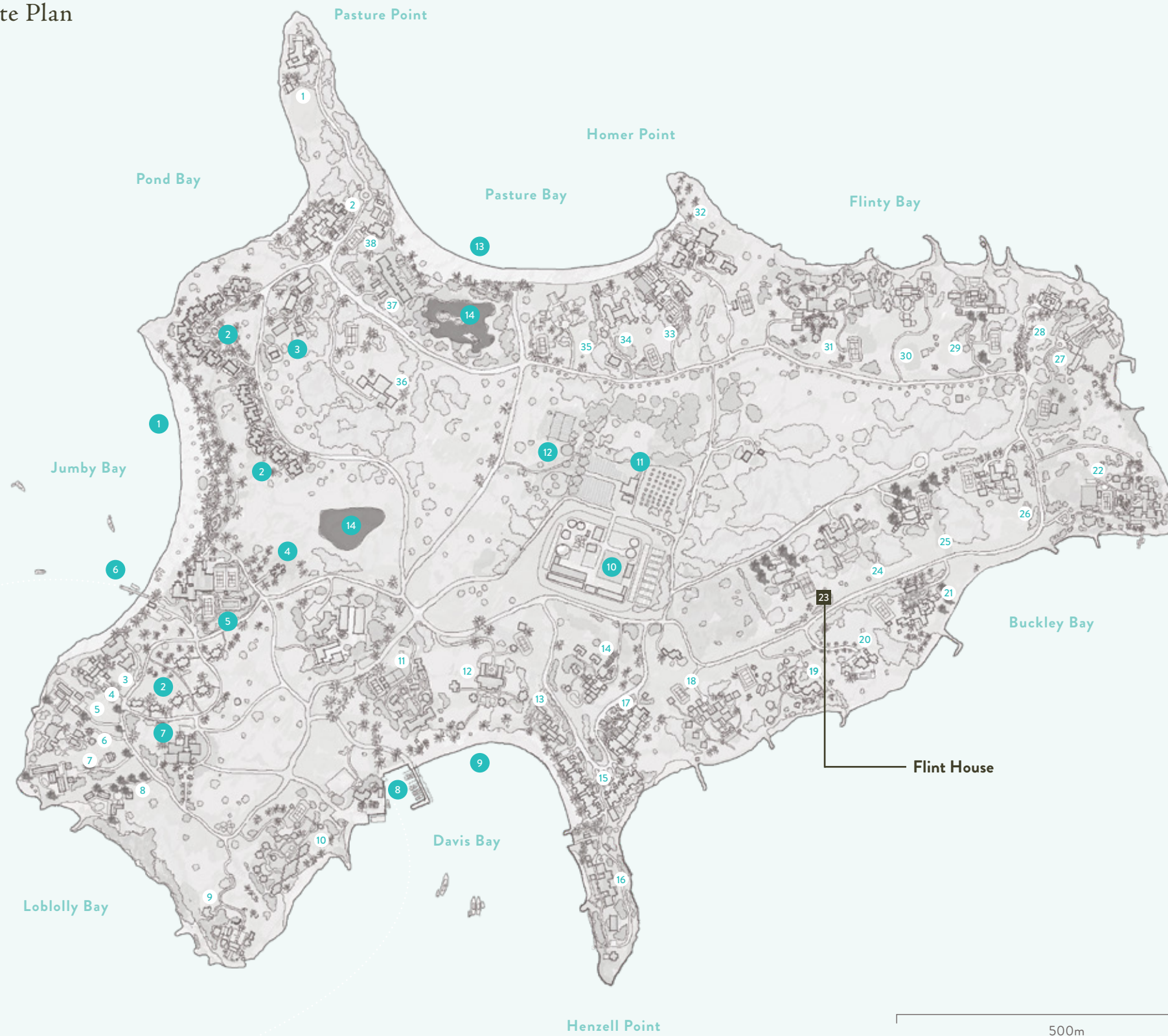
CAPABILITIES

This estate offers the ability to add an additional 5,008 sq ft in covered space for a total maximum buildable allowance of 15,088 sq ft.

The property also allows for 15,088 sq ft of uncovered space. Such an allowance covers pools, tennis courts, pool decks, and driveways.

JUMBY BAY ISLAND

Master Site Plan



LOCATION KEY

- 1 Jumby Bay Beach
- 2 Resort Area
- 3 Spa & Wellness Pavilion
- 4 Jumby Explorers Club
- 5 Veranda Restaurant, Bar & Lounge
- 6 Jumby Bay Dock
- 7 Estate House
- 8 Davis Bay Dock
- 9 Harbour Beach
- 10 Island Services
- 11 Nurseries
- 12 Farm
- 13 Pasture Beach
- 14 Waterfowl Sanctuary

PROPERTY KEY

- | | |
|-------------------------|-----------------------|
| 1 Pasture Point | 20 Osprey House |
| 2 Pond Bay Villas | 21 Buckley House |
| 3 Nicoletta Beach Villa | 22 Mariposa |
| 4 Calabash | 23 Flint House |
| 5 Les Palmiers | 24 Jasmine Heights |
| 6 Sunset Cove | 25 Dragonfly |
| 7 Cocoa Beach | 26 Turtle Crossing |
| 8 Blue Pelican | 27 Evangeline |
| 9 Mangrove Point | 28 Frangipani |
| 10 Lazy Lizard | 29 Turtle Reef |
| 11 Ty Compton | 30 White Cove |
| 12 Morning Glory | 31 Pure Turquoise |
| 13 Sandpiper | 32 Arawak Point |
| 14 Tir-Na-Nog | 33 La Casa |
| 15 Harbour Beach Villas | 34 Oleander |
| 16 Delphis | 35 Trajn Blue |
| 17 Harbour Hill Villas | 36 Candover House |
| 18 East Wind | 37 Lost Puffin |
| 19 Egret House | 38 Bananaquit |

A PLACE WITHIN REACH

Jumby Bay is located just minutes away from V.C. Bird International Airport that runs daily non-stop flights to and from North America and Europe. The journey is a matter of just 4.5 hours from New York or Toronto, and 7.5 hours from London. The excellent private jet facilities at the airport can make the journey times even shorter.

A Jumby Bay representative will welcome you at the airport, escort you through customs, and arrange transportation to our private ferry. In two miles and less than ten minutes you are on your island home, one of the most desirable, retreats in the Caribbean.

Jumby Bay Island

Homeowner Benefits

Wholly owned by the homeowners through Jumby Bay Island Company, the resort adds valuable dimensions to the ownership experience. The Oetker Collection, with their world-wide reputation for quality and service, were retained to manage the resort in 2017, with their brief being to firmly establish Jumby Bay Resort as one of the finest and most exclusive in the world. JBIC is continually investing in the hotel to ensure the island maintains this reputation.

As an owner of one of Jumby Bay's exquisite properties, you are afforded a plethora of opportunities to relax at your new home away from home and be pampered by your own team of staff who will cater to your every culinary fantasy.

Private Residences owners can also choose to experience the charm and flavour of the hotel's restaurants and bars, enjoying a 50% discount on food and beverages within the resort. Or do it like the natives do! Ask the concierge to arrange dinner on the mainland at one of the local hotspots.



A PLACE TO OWN

Flint House

Jumby Bay Island

Since 1998 this entire 300-acre island has belonged to its homeowners. Each of the 56 properties are individually owned on a freehold basis, and each holds a single and equal share in Jumby Bay Island Company Ltd., which owns the freehold to everything else (the neighbouring Maiden Island, the undeveloped common land, the resort, the utilities, the ferries and the docks).

Our ownership structure at Jumby Bay Island is certainly unique, but we stand alone in many other important ways. The island is home to some of the finest properties in the Caribbean. We are unrivalled not only in terms of natural beauty, wide-open spaces, privacy, and security but also accessibility. Ultimately though it is the community of international homeowners and their love for the island that really sets us apart.



Jumby Bay Island

To enquire about real estate opportunities on Jumby Bay Island, please contact *Andrew Robson*, via the Front Desk, or by email or phone directly.

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Important Notice: Please note that these particulars have been compiled for use as a guide only. The photographs show only certain parts of the property. Whilst any site plans or floorplans have been created in good faith, their accuracy is not guaranteed. There are taxes and other additional costs associated with purchasing and owning property in Antigua.