**THE VICTORIA MUTUAL BUILDING SOCIETY**

8 DUKE STREET, KINGSTON

**HOUSES & LOTS....FOR SALE**

**BY PRIVATE TREATY**

*Lot 6 Evans Avenue, Seven Road, Clarendon*

Current as at 31-01-2013

*For further information, contact:*

*The Mortgage Department*

*Arrears Section*

*8-10 Duke Street*

*Kingston*

*Tel: 876-922-8627 / Fax: 876-967-2409*

*The Society does not bind itself to accept the highest or any offer.*
THE VICTORIA MUTUAL BUILDING SOCIETY
PROPERTIES FOR SALE BY PRIVATE TREATY

KINGSTON & ST. ANDREW
HOUSES:

1. **9E Jacques Road, Kingston 2** - Property consists of 4 bedrooms, 2 bathrooms, living room, dining room, kitchen, verandah, laundry, etc.
   - **Land Size:** 694 sq metres (7470.3 sq ft)
   - **Building Size:** 98.26 sq metres (1,057.67 sq ft)
   - **Price:** $0.85 M

2. **9 Old Golden Spring Road, Golden Spring St. Andrew**
   - Split level single family residence comprised of 4 bedrooms, 3 bathrooms etc.
   - **Location:** The property is situated in the hills of Upper St. Andrew, lying to the South of Temple Hall, on the North of Stony Hill and on the western side of the parochial road which connects the Golden Spring Main Road to Old Stony Hill Road.
   - The property can be easily identified by lot numbering.
   - **Price:** $8.55 M

3. **120 ¼ Mountain View Avenue, Hampstead Park, St. Andrew**
   - Residential/Commercial building consisting of
   - Building comprises a lower level with: 4 bedrooms, 2 bathrooms, living/dining, kitchen etc and an upper level with bedroom/sitting area, 1 bathroom, balcony etc.
   - A conjoined shop unit with a gross external area of about 100 sq.m (1,076.4 sq.ft.) accommodates customer’s service area, 1 bathroom, 2 rooms, 2 storage areas & laundry.
   - **Price:** $9.5M

4. **Land Part of Top Hill, Rock Hall, St. Andrew**
   - Single storey residence comprised of 3 bedrooms, 1 bathroom, etc.
   - **Location:** Situated on the western side of the Top Hill main road on the south side of an unpaved reserved road and approximately 100 meters south of its junction with Parks Road in an area called Top Hill located southeast of Rock Hall square in the parish of St. Andrew.
   - **Price:** $3.8M

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5. Lot 4 Forest Hills, Sterling Castle, St. Andrew (POSTPONED)
Split level residence comprised of
Upper Floor: 3 bedrooms, 1 bathroom, etc.
Lower Floor: 1 bedroom, washroom gym & office, etc.
Location: Travelling in a north-easterly direction from the red Hills Road turn-off, the subject property is the third lot from the entrance of Swain Spring Road. The property is on the south-eastern side of the roadway.
Price: $31.35 M

6. 7 Blissett Avenue, Hughenden, Kingston 20, St. Andrew
Partial two storey residence comprised of 7 bedrooms, bathrooms etc.
Gross floor area of approximately 409.94 sq m (4,402 sq ft)
Location: The property is located on the southern side of Blissett Avenue, approximately 200 metres west of its junction with Burbank Avenue, in a residential area known as Hughenden, in the parish of Saint Andrew.
Price: $16.63 M

7. Lot 1 Lyng Road, Golden Spring, St. Andrew (NEW)****
Single storey house with a lower ground floor comprised of
Ground floor: Living/dining room, 4 bedrooms, 2 ensuite bathrooms, and one other bathroom.
Lower Ground floor: 1 bedroom, 1 bathroom, living area, storeroom,
Double car garage and washroom.
Location: Property is situated 1.0 km from Golden Spring square at the corners of Joyces Road and Lyng Road.
Price: $22.135 M

8. Lot #3, Part of 121 Sunset Avenue, Cherry Gardens, Kingston 8, St. Andrew
Multi-storey split-level residence comprised of:
Basement Area- Helpers quarters etc
Ground Floor- Powder room, living room, dining room etc
First Floor- 3 bedrooms, 2 bathrooms etc
Price: $61.750 M

9. 6 Belvedere Drive, Belvedere, Red Hills, St. Andrew (NEW)*
A single storey residence, chicken coop and dilapidated outbuilding are located on the site.
The accommodation comprises of 4 bedrooms, 3 bathrooms, living room, dining room, kitchen and grilled enclosed verandah and carport.
Building Size: 178.21 square metres (1,918.25 square feet).
Location: The subject property is located on the northern side of Belvedere Drive, Approximately 100 metres (328 feet) west of its junction with Belvedere Road, in an area that is just south-west of the Red Hills All-Age School known as Belvedere.

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VMBS
PROPERTIES FOR SALE BY PRIVATE TREATY
KINGSTON & ST. ANDREW
HOUSES:

10. Lot 9, 20 Lower Sandringham Avenue, Kingston 10, St. Andrew (NEW)*
    Two residential buildings comprised as follow:
    Building 1: single storey older type unit with 3 individual sections:
    Section 1 – 1 bedroom, 1 bathroom and living area
    Section 2 - 1 bedroom, 1 bathroom
    Section 3 – 1 bedroom, 1 bathroom and kitchen
    Building Size: 133.78 square metres (1440 square feet).
    Building 2: Three storey unit comprised of 10 units; 8 of the units with a studio design with a
    sleeping area, a bathroom and a kitchenette and 2 of the units incomplete with only a sleeping
    area and a bathroom. A storage and a wash room with double plastic tubs are located on the
    ground floor.
    Location: The subject property is located on the eastern side of Lower Sandringham Avenue.
    To access the property travelling on Westminster Road from Eastwood Park Road, make the
    second left turn onto Lower Sandringham Avenue, the property is located on the left.
    Price: $42.75M

11. Lot 403 No. 34 Black Birch Way, Long Mountain Country Club, St. Andrew (NEW)*
    Two storey townhouse with basement level comprising: 3 bedrooms, 2 ½ bathrooms, kitchen,
    living/dining area etc.
    Building Size: 213.67 square metres (2,300 square feet).
    Location: Black Birch Way is “U” shaped road that runs off Red Birch Avenue and connects
    with East Mountain Pride Avenue and Mountain Pride Boulevard – the major access-way into
    the development. The property is located on the south-western side of Black Birch Way.
    Price: $23.75M

12. No. 59 Sundown Crescent, Molynes Park, Kingston 10 (NEW)*
    Single storey residence comprised of 4 bedrooms, 3 bathrooms, etc.
    Self contained flat comprised of 1 bedroom, 1 bathroom, etc.
    Building Size: 235.69 Sq. meters or 2,537 Sq. feet
    Location: The subject property is located on the southern side Sundown Crescent and is
    easily identified by civic numbering. To access the property traveling on Molynes Road from
    Half Way Tree, turn left onto Sundown Crescent, the subject property is located on the left.
    Price: $11.86M

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PROPERTIES FOR SALE BY PRIVATE TREATY
KINGSTON & ST. ANDREW

APARTMENTS:

16. Strata Lot 8, Lot No. 2C Marley Road, Kingston 6, St. Andrew
    The subject property is a first floor end unit designed to accommodate living and
dining area, bathroom, kitchenette, balcony and laundry area.
The loft area is partition with dry wall to comprise one bedroom with built-in-
clothes closet and bathroom ensuite and one other bedroom. An internal spiral
staircase will link both floors. Building Size: 95.87 sq. m (1,032 sq. ft).
    Location: The apartment complex is located on the eastern side of Marley Road,
Kingston 6, St. Andrew. It is bounded as follows:
    North: 2B Marley Road – residence
    South: 62 Hope Road – commercial
    East: 62 Hope Road – commercial
    West: Marley Road – roadway
    Price: $14M

17. Apt 6 Lamar Apartments, 3A Foster-Davis Drive, Kingston 6
    Upper level apartment comprises 2 bedrooms, 1 bathroom, living room, open
dining and kitchen area, powder room.
    Location: “Lamar Apartments” are situated in the eastern side of Foster-Davis
Drive, opposite Barbican Close and south of Salisbury Close. It is best accessed from
Barbican Drive which runs off East Kings House Road.
    Price: $11.475 M

18. 17 Dahlia Avenue, Waltham Farm, Kingston 11
    One single storey scheme house comprising five apartments and one two storey
apartment block comprising four apartments.
    Location: The subject property is situated on the western side of Dahlia Avenue, and is
reached by travelling west on Bay Farm Road then north on
Dahlia Avenue aka Dahlia Glades
    Price: $21.25 M

19. 10 Leris Close, Meadowbrook, Kingston 19 (NEW)
    Two-storey multi-family house with accommodation in three sections as follows
    Section A: Entrance porch, 2 bedrooms, 1 bathroom, kitchen, etc
    Section B: Entrance porch, 2 bedrooms, 1 bathroom, living/dining room, kitchen,
    rear patio
    Section C: Master bedroom and en-suite bathroom, 2 other bedrooms, 1 bathroom,
    family room, balcony.
    Location: The subject property is located on the eastern side of
Leris Close north of its junction with Michigan Close
    Price: $22.80M

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23. **Lot 177, 21 Cleopatra Avenue, Queen Hill, St. Andrew (Postponed)**
Vacant residential lot comprised of 1073.49 sq. m. or 11554.95 sq. ft.
Location: The subject property is located on the northern side of Catherine Drive and on the southern side of Cleopatra Avenue and is easily identified by lot numbering.
To access property from Perkins Boulevard turn onto Catherine Drive (Welcome to Queen Hill Sign), continue uphill then make a right turn onto Sceptre Way and make a right turn onto Cleopatra Avenue. The property is the fifth (5th) lot on the right.
Price: $5.225M

24. **Lot 121, 55 Stuart Avenue, Hopedale, St. Catherine**
Single storey residence comprised of 5 bedrooms, 2 bathrooms, living room, Dining room, kitchen, and verandah.
Location: The Subject property is lot 121, 55 Stuart Avenue, Hopedale, Spanish Town P.O. in the parish of St. Catherine.
The property can be reached by travelling westerly along the Old Harbour Main Road, turning right on to Wellington Boulevard development, then take the immediate right turn on to Stuart Avenue. The property is located on the left hand (southern side) of Stuart Avenue and also at the intersection with Beverly Drive.
Price: $7.125M

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VMBS
PROPERTIES FOR SALE BY PRIVATE TREATY
ST. CATHERINE
HOUSES:

25. Lot 82 North Cave Drive, Cave Hill Estate, St. Catherine
Single storey residence comprised of 2 bedrooms, 1 bathroom with incomplete extension to comprise 2 bedrooms, 2 bathrooms, kitchen, living/dining etc.
Location: Situated on the northern side of North Cave Drive about 36 meters west of its junction with Cave Hill Boulevard in a residential development known as Cave Hill Estate, Hellshire Heights about 8km south-west of NaggoHead and just north of Hellshire and Fort Clarence Beaches, in the parish of St. Catherine.
Price: $8.55M

26. Lot 31 Beige Close, Angels H/S, Spanish Town, St. Catherine (NEW)
Incomplete detached single storey unit comprising 1 bedroom, 1 bathroom, living room, dining room, kitchen. (Incomplete addition/expansion to comprise 2 bedrooms, 1 bathroom)
Location: The subject property is located on the southern side of Beige Close is easily identified by lot numbering. To access property travelling from Spanish Town to Flat Bridge, make a right turn at the round-a-bout before Angel Plaza onto Red Avenue first right onto Green Drive then make right onto Beige Close.
Price: $5.7M

27. Lot 625, 13 Purple Close, Angels Grove, Spanish Town, St. Catherine (NEW)
Studio improved to comprise a two floor multi-dwelling
Ground floor (Section 1) – studio unit with sleeping area, bathroom, kitchenette.
Ground floor (addition) – 2 bedrooms, living room, verandah, etc
Upper floor – 2 bedrooms, 1 bathroom, kitchen, living room, balcony, etc
Price: $11.875M

28. Lot 4 Polink District, Byles Mountain, Kitson Town, St. Catherine (NEW)
Two single family residences comprising building
3 bedrooms, 3 bathrooms, and incomplete section
3 bedrooms, and incomplete section.
Location: The Subject property forms part of farming community called Polink District and lies approx. 1km west from the St. Johns Road intersection in Kitson Town. Accessed by entering at the intersection of St. Johns Road and the Kitson Town main road by the Red Hills Methodist Church. Continue along dirt road taking the fourth left turn in a southerly direction. Travel for approximately 100metres the subject property is immediately across from the second road junction on the right.
Price: $15.2M

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VMBS
PROPERTIES FOR SALE BY PRIVATE TREATY
ST. CATHERINE
HOUSES:

29. Land Part of Falkland Pen, Orangefield, Linstead, St. Catherine –
A residential property with an incomplete split level building that is proposed to consist of the following:

- **Basement level 1**: One Bedroom, One Bathroom and One Storage Room.
- **Basement Level 2**: One Bedroom, One Bathroom and One Family Room.
- **Ground Floor level 3**: Three bedrooms with clothes closet, two bathrooms, Kitchen, Living Room, Dining Room, etc.

**Location**: The area is accessed by traveling along Jericho parochial road to Orangefield, then turning first left after passing the Orange Field Seventh Day Adventist church. The property is approximately 0.8 kilometers or half mile along the reserved road.

**Lot Size**: 1,516 sq metres (16,318 sq. Ft)  
**Building Size**: 266 sq metres (2,863 sq feet)

**Price**: $4.845 M

30. Land Part of Knollis, Near Bog Walk, St. Catherine
Agricultural land comprised of approximately 14.4345 Hectares and 35.6388 Acres

- **Section A**: single storey residence comprised of 2 bedrooms, 1 bathroom, etc.
- **Section B**: old timber building structure
- **Section C**: storage shed
- **Section D**: unfinished pig pen
- **Section E**: pump house

**Location**: Knollis and west prospect are located on the outskirts of bog walk approximately 3.0 kilometres (2.0 miles) north-east of this market town on the road leading from Bog Walk to knollis via Prospect, Lucky Valley, Mt. industry and Glengoffe. The subject property is exactly 1.0 kilometre (0.62 mile) from the Knollis crossing on the road to prospect. It is located on the right or southernside of this parochial road; and is just after passing the Bailey Bridge and the large chicken farm on the right, the subject is the next property. It is fairly easy to be identified.

**Price**: $33.25M

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VMBS
PROPERTIES FOR SALE BY PRIVATE TREATY
ST. CATHERINE
HOUSES:

31. Lot 252 Sandhills, Hellshire, Portmore, St. Catherine
Single storey residential building comprised of 3 bedrooms, 2 bathrooms, 
Tv room, etc.
Location: The subject property is located in an area called Sandhills, Hellshire in the parish of 
St. Catherine.
Lot no. 252 Sandhills is accessed by travelling beyond the Hellshire round-about along the 
Hellshire Main Road through to its termination at a 'T' junction. Take the left turn then travel 
along the road, take the second right into the Sandhills community. On entering take the first 
left then the first right. Travel along road through to its termination then turn right. The subject 
property is the third lot on the right.
Price: $11.9M

32. Lot 260 Quarie Drive, Bridgeport, St. Catherine
Single storey three family type dwelling house. Accommodation comprises:
Section (1) 3 bedrooms, 1 bathroom, living, dining kitchen, verandah and carport.
Section (2) 1 bedroom, 1 bathroom, living room, kitchen
Section (3) 2 rooms, 1 bathroom, kitchen and verandah
Location: The property lies opposite the Rapid True Value Home Centre, Port 
Henderson and at the corner of Quarie Drive and Getz Avenue
Building size Approx. 193.06 sq. m (2,078.13 sq.ft.)
Price $11.475M

33. Lot 2 Part of 3 Prince Avenue, Spanish Town, St. Catherine
The subject property is an incomplete single storey structure. The incomplete   residence is approx. 10% complete. The gross floor area is approx.44.59 sq.m or 480 sq. ft. Location :
The property is located on the eastern side of Prince Avenue, Spanish Town, St. C atherine and bounded as follows:-
North: Lot 1, part of 3 Prince Avenue South: 1A Prince Avenue-(residence)
East: 9 Manchester Lane (residence) West : Prince Avenue- (roadway)
Price $1.02M

34. Lot 599 aka. 17 Toronto Drive, Willowdene, St. Catherine (POSTPONED)
Two buildings comprising Building (1), dwelling house comprised of 4 bedrooms, 
2 bathrooms, etc Building (2), storeroom approx 13.28 sq. m (143 sq. ft.)
Location: The subject property is situated on the south-western side of Toronto Drive, off Wil-
lowdene Thruway in the residential sub-divisin and housing development of Willowdene, which is located approx. 3.2 kilometres (2 miles) west of town centre, Spanish Town to Old Harbour.
Direction: Travelling from Spanish Town along the Old Harbour Road, take the 2nd entrance into Willowdene onto Willowdene Drive, turn right onto Kingsway, immediate left onto Willow-
dene Thruway, 2nd right onto Toronto Drive and the subject is the 3rd house on the right.

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VMBS
PROPERTIES FOR SALE BY PRIVATE TREATY
ST. CATHERINE
HOUSES:

35. Lot # 11 Part of Bybrook, Bog Walk, St. Catherine
Incomplete two storey dwelling house comprised of 8 bedrooms, 5 bathrooms etc.
**Location:** The subject property, a corner lot, is located on the right along Bybrook Avenue, at the junction of Bybrook Avenue and the Reserved Road. Bybrook Avenue runs to the left, approximately 3 kms/2 miles from Linstead, after passing Nestle Factory's main entrance, off the Main Road leading from Linstead to Bog Walk.
**Price:** $14.725M

36. Lot 24 Coley Drive, Linstead, St. Catherine
A residential/commercial property comprising a two storey detached residence, 2 staff houses, store room and 4 steel framed poultry buildings. They consist of:
**Residence:** 3 bedrooms, 2 bathrooms, breakfast room, living room, sunken living room, kitchen, pantry, etc
**Upstairs:** Master bedroom ensuite with bathroom, 1 bedroom, 1 bathroom, 2 balconies, sitting area, study etc
Small concrete house 1 bedroom, 1 bathroom, living/dining room, kitchen, verandah
Small wooden house 1 room, store room Gazebo, 4 steel framed commercial poultry houses with the capacity to house 25,000 chickens each.
**Location:** Located on the southern side of Coley Drive leading from Linstead bypass in the general area known as Rose Hall.
**Price:** $118.75M

37. Lot 10 Mercury Boulevard, Mercury Gardens, St. Catherine
Single storey residence comprised of 4 bedrooms, 1 bathrooms etc.
**Location:** Mercury Gardens is a small housing scheme in Bellevue in St. Catherine, which is approximately 0.536 km (.33 miles) west of the Dovecot Memorial Park on the opposite side of the road, and approximately .403 km (.25 Mile) east of the St. John's Heights sub-division, that is on the main road from Spanish Town to Kitson Town and Point Hill.
**Price:** $8.33M
PROPERTIES FOR SALE BY PRIVATE TREATY
ST. CATHERINE
HOUSES:

38. Lot 3182 Dhoti Way, Waterford, Portmore, St. Catherine
Single storey residence comprised of 3 bedrooms, 1 bathroom etc.
Location: Situated on the north-eastern side of Dhoti Way, one lot southeast of its junction with Fray Close in a residential area known as Waterford, just east of Caymanas Park Race Track, in the Portmore section of the parish of St. Catherine.
Price: $ 3.61M

39. 168 Bellevue Avenue, Homestead Park, Spanish Town, St. Catherine
Single storey dwelling comprised of 4 bedrooms, 3 bathrooms, 1 storehouse etc.
Location: Upon entry of Bellevue Avenue from Dupont Avenue, it is the 2nd lot on the left hand side of the road.
Price: $ 8.55M

40. Lot 157 Grouper Street, New Harbour Village, Phase I, Old Harbour, St. Catherine
Single family residence comprised of 2 bedrooms, 1 bathroom, kitchenette, living/dining area, unsecured patio. Building Size: 74.31 square metres (800 square feet).
Location: The subject property is located on the eastern side of Grouper Street and is easily identified by lot numbering. To access the property traveling from Old Harbour Road town square, make the right turn at the clock onto South Street, pass the train tracks (which runs across the road) and the overhead bridge of highway 2000; the scheme of the subject property is on the left. Entering from the main entrance of the scheme; take the right at the first round-a-bout then first left onto Rig Road then the first right turn onto Grouper Street. The subject property is the third to last property on the left side of Grouper Street.
Price: $6.84M

41. Lot No. 79 Kingfisher Drive, Old Harbour Glades, St. Catherine (POSTPONED)
Single storey dwelling house comprising: 3 bedrooms, 2 bathrooms, 1 combined living and dining area, 1 kitchen, 1 television room and 1 verandah. Building Size:111.66 square metres (1,202 square feet).
Location: Traveling towards Old Harbour in a westerly direction, turn right before reaching town centre on road leading to Old Harbour Glades, continue onto Dolphin Crescent, take the 3rd left onto King Fisher Crescent and the subject is the 6th property on the left.
Price: $7.125M

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PROPERTIES FOR SALE BY PRIVATE TREATY

ST. CATHERINE

Houses:

42. Lot 62 Marble Close, Johnson Hill, Hellshire, St. Catherine (NEW)
    Two storey residence comprised of
    Ground Floor: Living/dining room, kitchen, enclosed porch, helper’s quarters etc.
    First Floor: 5 bedrooms, 4 bathrooms etc.
    Location: The subject property is accessed by traveling from the Fort Clarence round-about along Main Street, taking the first right turn onto Horizon Avenue then the third right turn onto Marble Close and Horizon Avenue.
    Price: $18,050M

43. Lot 363 Block G, Carbies Way, Hill Run, Spanish Town, St. Catherine
    Single storey dwelling house with an incomplete extension comprised as follow:
    Original Building – 1 bedroom, 1 bathroom, combined living and dining area, 1 kitchen and 1 verandah.
    Incomplete Extension – 4 apartments
    Building Size: 72.57 square metres (781.1 square feet).
    Location: The subject property is situated on the south-western side of Carbies Way in the residential/agricultural sub-division of Hillrun, which is located approximately 6.44 kilometres (4 miles) south of the main road leading from Spanish Town to Salt Island.
    Price: $3,277.5M

44. Lot 66A St. Matthews Way, Green Acres, Spanish Town, St. Catherine
    Two storey dwelling house comprised as follow:
    Ground Floor – Enclosed verandah, enclosed carport, entrance room, living room, dining room, Kitchen, 1 bedroom, 1 bathroom, helper’s bedroom with bathroom etc.
    First Floor – 3 bedrooms, 2 bathrooms, sitting area, balcony etc.
    Building Size: 350 square metres (3,770 square feet).
    Location: The property can be accessed by travelling along the Spanish Town to Kitson Town access roadway in a westerly direction, making a right turn onto Century Boulevard (Green Acres housing development main access road). Take the second left turn onto St. Theresa Road; make the second left turn onto St. Marys Way, then the first right turn onto St. Matthews Way. The property is located on the western section of St. Matthews Way.
    Price: $22,325

45. Lot 134 Stafford Avenue, Bridgeport, Portmore, St. Catherine
    Single storey two family residence consists as follow:
    Section A: 3 bedrooms, 1 bathroom, living/dining area, kitchen etc.
    Section B: 2 bedrooms, 1 bathroom, kitchen/dining room etc.
    Building Size: 155.17 square metres (1,670.24 square feet).
    Location: The subject property is situated on the north-eastern side of Stafford Avenue.

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approximately 55.78 metres (183 feet) north-west of its junction with Getz Avenue in an area known as Bridgeport.
Price: $9.215M

VMBS
PROPERTIES FOR SALE BY PRIVATE TREATY
ST. CATHERINE
HOUSES:

46. Lot 194 Victoria Rose Terrace, Keystone, Spanish Town, St. Catherine
Single storey dwelling house comprising of 4 bedrooms, 2 bathrooms, living area, dining area, kitchen etc.
Building Size: 183.04 square metres (1,970.22 square feet).
Location: Travelling along the Spanish Town to Sligoville main road, enter Keystone onto Cypress Drive, take the 4th right onto Victoria Rose Terrace and the subject is the 6th property on the right after passing Wisson Close.
Price: $10.45M

47. Lot no. 2 Part of no. 61 Brunswick Avenue known as Ensom Meadows, St. Catherine (NEW)*
Single storey two family residence comprised of;
Section 1: 3 bedrooms, 2 bathrooms, etc.
Section 2: 2 bedrooms, 1 bathroom, etc.
Land Area: approx 282.17 sq. m 93,037.28 sq. ft)
Location: The subject property is situated on the north-western side of a reserved road, off the Spanish Town to Bog Walk main road in the residential subdivision and housing development known as Ensom Meadows, which is located approx 1.609 km (1 m) north to town centre, Spanish Town and in close proximity to the Jampet Petrol Station.
Price: $7.885M

48. Lot No. 33 Eureka Avenue, Block D, Caymanas Gardens, St. Catherine (Postponed)
Single storey semi-detached residence comprised of 3 bedrooms, 2 bathrooms, etc.
Building size: approx 83.52 square metres (899.00 square feet)
Location: The subject property is situated on the southern side of Eureka Avenue, a walkway off the main road leading from Gregory Park to Naggo Head. The property is in close proximity to the Caymanas Police Station.
Price: $4.75M

49. Lot 122 Passion Drive, Vineyard Estate, Bushy Park, St. Catherine
Single storey residence comprised of 2 bedrooms, 1 bathroom, etc
Building size: 65.7 sq. meters (707.16 sq. ft)
Location: Situated on the southern side of Passion Drive about 200 meters east of its junction with Ackee Drive in a housing scheme known as The Vineyards located about 4km. southeast of Old Harbour Town Center on the southern side of High Way 2000 in the parish of St. Catherine.
Price: $5.525M

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PROPERTIES FOR SALE BY PRIVATE TREATY
ST. CATHERINE
COMMERCIAL

53. 5 Hanover Street, Spanish Town, St. Catherine
Located on the eastern side of Hanover Street, approximately 20m north of the
of Old Market Street. The building is a partial three storey commercial
property with a split level on the ground floor with two exterior stairwells,
comprised as follows:
Ground floor: general office area, powder room, verandah, open show area and
two rest rooms.
First Floor: (southern section) Two offices, powder room, open area, laundry,
two hotel rooms each with bathroom and stairwell. (middle section) seven hotel
rooms each with bathroom (northern section) - Landing, office area, two
powder rooms, three rooms and unfinished open area.
Second Floor: Room and incomplete bedroom
The land is level and has a small paved parking area in front.
Price: $22.95 M

54. 58 Young Street, Spanish Town, St. Catherine (NEW)
Two storey commercial building which is disposed over a gross area of 405.239
square metres (4,362 square feet).
At Ground Floor: Pharmacy and Business place.
At Upper Floor: Large general office
Location: Young Street runs one-way in a north/south direction linking Brunswick
Avenue in the north with Bourkes Road in the south. The subject property is in close
proximity to Brunswick Avenue and is located on the southwestern side of the
intersection with Old Market Street.
Price: 15.2M

55. Land Part of Palm, Treadways, St. Catherine (NEW)
Building #1- two storey commercial Building approximately 2,885.1 sq.ft. consisting of:
Ground Floor- 4 bedrooms, 2 bathrooms etc
First Floor- Bar, music room, store room, gazebo etc
Building #2- Gazebo /Bar disposed over gross floor area of 13.1 sq.m or 141.0 sq.ft
Location: The subject property is situated on the right at York Street District, approximately 0.5 mile/0.8
km from York Street Square and approximately 2 miles/3kms from Linstead off the parochial road lead-
ing from Linstead/Palm to Cheesefield and in the vicinity of York Street Primary School.
Price: $17.908M

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VMBS
PROPERTIES FOR SALE BY PRIVATE TREATY
ST. CATHERINE
LOTS:

56. 34 Kersten Road, Lauriston, Spanish Town, St. Catherine
Vacant residential lot comprised 455.27 square metres (4,900.66 square feet)
Location: Sligoville main road and entrance to St. Jago Heights is almost opposite the scheme’s 1st entry (Kimberely Drive)
Price: $0.935M

57. Land Part of Corrovants, Mount Moreland, St. Catherine
The area of the land is approximately 3.5 hectares (8.65 acres). The property is located on the eastern side of the main road which leads from Spanish Town to Sligoville in an area known as Mount Moreland. It is almost opposite the Mount Moreland Primary and Junior High School.
Price: $4.59M

58. Lot 37 Lewis Drive, Frenchman’s Hill, Lewis Villa, St. Catherine (POSTPONED)
The area of the land is approximately 1,087 sq.m (11,700.47 sq.ft.) The property is situated on the north-western side of Lewis Drive which runs off the Spanish Town/Kitson Town main road is located approx. 7.24 km (4.5 miles) north-west of town centre, Spanish Town and adjacent to Green Acres subdivision
Price $2.280M

59. Lot 143 Villa Palm Estate, Spanish Town, St. Catherine (NEW)*
Vacant residential lot comprised of 326.08 square metres (3,509.89 square feet).
Location: Situated on the western side of Mazari Boulevard on the south side of Palm Beach Way in a residential subdivision, known as Villa Palm Estate just south of the Spanish Town By-pass Highway on the southern fringe of the town of Spanish Town.
Price: $1.615M

VMBS
PROPERTIES FOR SALE BY PRIVATE TREATY
CLARENDON
HOUSES

60. Lot 233 Cedar Avenue, Kennedy Grove, Palmers Grove, Clarendon
Dwelling house comprising 2 bedrooms, 1 bathroom, living/dining room, kitchen, verandah etc
Location: Travel along parochial road from Palmers Cross to Rosewell. Kennedy Grove Housing Scheme is on the left and identified by name noted at the entrance. Take the first right turn, which leads onto Palm Crescent. Go to the 1st left, which is Cedar Ave. and proceed to the end of the road. The subject property accommodates the 2nd to last house on the right side of the road.
Price $5.27M

The Society does not bind itself to accept the highest or any offer.
VMBS
PROPERTIES FOR SALE BY PRIVATE TREATY
CLARENDON
HOUSES

61. Lot 6 Evans Avenue (off Sevens Road) Effortville, May Pen, Clarendon
Two storey split-level residence comprising Master bedroom and bathroom, 2 other bedrooms, 1 bathroom, living room, dining room, kitchen, family room, Laundry room, verandah, double carport. Basement: used as office
Location: Effortville os estimated to be a 3 minute drive from the town centre of May Pen. Sevens Estate and Oliver Gardens are within close proximity. Upon entry of Evans Avenue from Sevens road, proceed to the 2nd road on the right which is Abbotts Road, The property is opposite the entrance of the road
Price $11.475M

62. Lot 11 Part of Trenton Road, May Pen, Clarendon
Two storey dwelling house with a gazebo and an outbuilding comprised of 4 bedrooms, 3 bathrooms etc.
Location: Upon entry of Sunnyside Avenue from Trenton Road, take the first left and go to the property at the end.
The property is bounded as follows: North: Cul-de-sac (roadway) East: Lot 10, part of Trenton Road (residence) South: Lot 5, Trenton Crescent (residence) West: Lot 12, part of 10 Trenton Road (vacant lot)
Price: $34.85M

63. Lot 7 Hillcrest Avenue, May Pen, Clarendon
Two storey residence comprised of 6 bedrooms, 3 bathrooms, etc.
Location: Travelling from May Pen to Palmers Cross in the vicinity of Rapid True Value Hardware, turn left onto Juno Crescent, continue to sign saying Juno Heights, keep right, then right onto unpaved road and the subject is the 1st house on the right.
Price: $12.75M

64. 7 Glenroy Drive, Harris Glades, Four Paths, Clarendon
The subject property is a two storey residence comprised of 4 bedrooms, 3 bathrooms, kitchen, living/dining room, tv room, store room, etc.
Location: The four paths train crossing, Four Paths Primary and Four Paths Square.
Price : $36.1M

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VMBS
PROPERTIES FOR SALE BY PRIVATE TREATY
CLARENDON
HOUSES

65. Lot 717, Iron Circle, Mineral Heights, May Pen, Clarendon (NEW)
Partially complete semi-detached two storey four family residence comprised of as follows:
Ground Floor;
Section A- 2 Bedrooms, 1 bathroom, combined living/dining, etc
Section B- 1 bedroom, 1 bathroom etc
Section C- 1 bedroom, 1 bathroom etc
1st Floor- Incomplete self contained flat - 1 bedroom, 1 bathroom etc. Approximately 70% complete.
Price: $7.125M

VMBS
PROPERTIES FOR SALE BY PRIVATE TREATY
CLARENDON
LOTS

66. Lot 9 Augusta Street, Denbigh, May Pen, Clarendon
Residential vacant lot comprised of approximately 1,500.88 square meters or (16,155.82 square feet).
Location: Travel Westerly along Muirhead Avenue from Manchester Avenue towards Jacob's Hut. Pass the May Pen Hospital on the left and then take the next left at RADA Clarendon Office onto Georges Street. Thereafter, take the immediate left onto Augusta Street and the property is the second vacant lot located on the left hand side of the roadway, with an incomplete block wall to the front.
Price: $3.825M

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VMBS
PROPERTIES FOR SALE BY PRIVATE TREATY
ST. JAMES:
HOUSES:

70. Lot No. 211 Pimento Drive, Montego Hills, Montego Bay, St. James
Single storey residence comprised of 3 bedrooms, 3 bathrooms etc.
Location: Entrance to the subdivision of Montego Hills is from Salt Spring Road and is identified on a metal sign at point of entry. The subject property is situated on the western section of Pimento Drive (access road) of the development, approximately 30 metres north of the road intersection of Sixth Avenue.
Price: $4,675M

71. Lot 20 Catherine Drive, Barnett View Gardens, St. James
Three storey split level residence comprised of
Basement: Garage & storeroom
Ground floor: 4 bedrooms, 2 bathrooms, etc
First floor: 4 bedrooms, 2 bathrooms, etc.
Location: The property is located on the southeastern side of Catherine Drive approximately 300 metres northeast at its junction with Barnett View Gardens, Montego Bay, in the parish of St. James.
Price: $14,25M

72. Pimento Hill, Montego Bay, St. James (Postponed)
Bungalow design residence comprised of 4 bedrooms, 2 bathrooms, living & dining room, kitchen, washroom etc.
Location: The property is accessed by traveling on the access roadway called Guava Walk approximately 700 metres in a southerly direction from the road junction with the main access roadway of Montego Bay to Hopewell. Identified as the residence formerly owned by Renford Samuels.
Price: $11.4M

73. Lot 316 Charles Avenue, Ironshore, Montego Bay, St. James (NEW)
Two storey residence assumed to comprise of
Ground Floor: 2 bedrooms, 2 bathrooms double carport and incomplete studio apartment
First Floor: 1 bedroom and bathroom en-suite kitchen, living room, dining room, family room, powder room, washroom and front patio
Second Floor: Incomplete master suite incorporating bedroom, bathroom and walk-in closet, four other bedrooms with en-suite bathrooms
Location: Enter Ironshore from Sugar Mill Road proceed to the roundabout, keep right and continue uphill, make a right turn on to Charles Avenue, the subject property is the first holding on the left.
Price: $26.6M

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Properties for Sale by Private Treaty

St. James: Houses:

74. Lot 826 Rhyne Park Village, Rhyne Park, St. James

- Bungalow design dwelling comprised of three bedrooms, two bathrooms, combined living and dining room, kitchen and front verandah.
- **Gross area of building approx. 117.9 sq. m (1,269 sq. ft.)**
- **Location:** The development (Rhyne Park) is located on the northern section of the access roadway of the Mount Zion to Spot Valley and is identified by its name noted on concrete walls at point of entry. The subject property is the third to last residence on the eastern section (left hand side) of the main thoroughfare of the development before reaching road intersection with road leading to Rhyne Hill; and is identified by copy deposited plan attached and its lot number noted on the front of the building wall.
- The subject property is bounded as follows:
  - North: Lot No. 827 Rhyne Park-Residence
  - South: Lot No. 825 Rhyne Park-Residence
  - East: Adjoining premises part of Spot Valley
  - West: Reserved access road
- **Price:** $6.65M

75. Lot 992 Sea Spray Place, Bogue Village, Phase 4, Montego Bay, St. James

- Bungalow design dwelling that entails 3 bedrooms, 2 bathrooms, living/dining room, kitchen, front patio and incomplete living/family room and rear patio.
- **The subject property is bounded as follows:-**
  - North: Lot 981 Heights Drive (residence)
  - South: Sea Spray Place (residence)
  - West: Lot 991 Sea Spray (residence)
  - East: Lot 993 Sea Spray
- **Price:** $10.07M

76. Lot 844 Ebony Way, Rhyne Park Village (Phase 4), Montego Bay, St. James (Postponed)

- Single storey residence comprised of 2 bedrooms, 1 bathroom, verandah, combined living, dining and kitchen.
- **Location:** The subject property is located on the southern side of Ebony Way, which is an extension of south view drive in a residential development known as Rhyne Park Village, in the parish of St. James.
- **Price:** $7.41M

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VMBS
PROPERTIES FOR SALE BY PRIVATE TREATY
ST. JAMES
LOTS:

83. Lot No. 117 Lynch Road, Content, Adelphi, St. James
Vacant agricultural lot comprised of 23,041.03 square metres or 2.3 hectares
(248,019.75 square feet or 5.7 acres)
Location: This property is located on the northern side of Lynch Road approximately 500 metres west of its junction with the Content Main Road, in an area known as Content, Adelphi, in the Parish of St. James.
North: Lot no. 120 Lynch Road (vacant lot)
South; Lynch Road (Access Road)
East: Lot no. 116 Lynch Road (vacant lot)
West: Lot no. 118 Lynch Road (vacant lot)
Price: $3.57M

VMBS
PROPERTIES FOR SALE BY PRIVATE TREATY
WESTMORELAND
HOUSES:

84. Lot #2 Amity Savanna-La-Mar Westmoreland (NEW)
Vacant residential lot comprised of 18118.37 square feet/1683.23 m²
Location: This holding is located at Amity, approxi 1 chain/19.8 km from the Amity crossing and approximately 5 miles/8 km from down town Savanna-La-Mar, the parish capital.
It is the 2nd lot on the right upon entering the sub-division.
Price: $3.325M

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VMBS
PROPERTIES FOR SALE BY PRIVATE TREATY
MANCHESTER
LOTS:

90. Land Part of Barossa, Richmond, Manchester
Residential lot comprised of land area 10,915.54 square feet (1,014.078 sq M.)
Location: Richmond/Barossa is located east of Georges Valley outside the town of Mandeville. Travelling from Georges Valley, turn right at Richmond Square and the subject property is located on the first reserved road on the left.
Price: $1.53 M

91. Lot 123 Spathodia Avenue, Hibiscus Gardens, Part of Marshalls Pen, Mandeville, Manchester
Residential vacant lot comprised of approximately 3,989.97 sq m or (42,948 sq f)
Location: The subject property is located just outside the town of Mandeville; off Winston Jones Highway travelling towards Hatfield and turning right just after passing Petcom Cookie Gas Station in a residential subdivision known as Hibiscus Gardens. It is located along the western side of Spathodia Avenue.
Price: $4.56M

92. Hanbury Road, Land Part of Caledonia, Mandeville, Manchester
Residential lot is approx. 1,458.41 sq.m 15,698.32 sq.ft)
Location: Handbury Road is located north of Mandeville Town Centre turning left off Caledonia Road just before Three Chains Road.
Price: $4.08M

VMBS
PROPERTIES FOR SALE BY PRIVATE TREATY
MANCHESTER
COMMERCIAL:

93. Land Part of Chudleigh, Christiana, Manchester
Commercial/Residential property comprised of three buildings:
Building 1: accommodates a farm store, tavern, auto parts storeroom, a washroom and (2) two storerooms,
Building 2: is a split-level building with an incomplete extension:
  The ground floor has an office, store rooms, helper's living quarters, and
  the Upper Floor is a bedroom, bathroom and living/dining area
Building 3: consists of (3) three bedrooms, verandah, kitchen, living/dining
Price: $8.925M
VMBS

PROPERTIES FOR SALE BY PRIVATE TREATY

ST. THOMAS

HOUSES:

94. Lot 87 West Albion Estate, Yallahs, St. Thomas
    Single storey dwelling house comprised of 3 bedrooms, 3 bathrooms etc.
    **Location:** The subject property is situated at West Albion Estate along sub-division driving road known as Sanda Wood Avenue 8 chains from main road 158.4m from main road leading to Kingston from Port Antonio via Boston Manchioneal, Morant Bay and Bull Bay and is 18 miles/28.8km east of the centre of the city of Kingston.
    **Price:** $12.24M

95. Lot 95 Riverside Road, Seaforth H/S, St. Thomas
    Single storey dwelling house comprised of 3 bedrooms, 1 bathroom etc.
    **Location:** The premises is situated at Seaforth Housing Scheme along one of the sub-division driving road leading 1.75 miles/2.8km from main road leading to Kingston from Morant Bay via Yallahs and Bull Bay and is 3 miles/4.8km west of the centre of the town of Morant Bay.
    **Price:** 6.876M

PORTLAND:

LOTS:

96. Lot 30 Part of Retreat, Portland (POSTPONED)
    Vacant residential lot comprised of 8,414 square feet/781.97 metres.
    **Location:** The lot is situated at Retreat along one of the sub-division driving road leading to other holdings 12 chains/237.6m from driving road leading to Black Hill from Orange Bay via Rodney Hall and is 3.5miles/5.6km west of the centre of the town of Buff Bay.
    **Price:** $1.75M

97. Land Part of Manchioneal, Portland
    A vacant lot with total gross area of 2,719.33 square metres (29,273.59 square feet).
    **Location:** This vacant lot is situated on the western side of the main road leading from Hector's River to Manchioneal in a residential/commercial area.
    **Price:** $5.185M

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See Pictures of some Properties Available for Sale below

Current as 31-01-2013
For further information, contact:
The Mortgage Department
Arrears Section
8-10 Duke Street
Kingston Tel: 876-922-8627/876-967-2409

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Lot 992 Sea Spray Place, Bogue Village, PH4, Montego Bay, St. James

The Society does not bind itself to accept the highest or any offer.
Lot 120 ¼ Mountain View Avenue, Hampstead Park, St Andrew

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