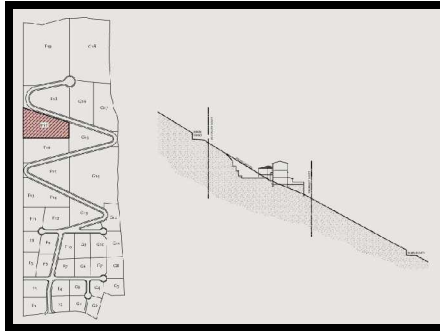


CENTURY 21 ISLAND REALTY PRESENTS
BLUEBERRY HILL TOWN HOMES



BlueBerry Hill is a brand new luxurious town home sub-development located in Claude Estates offering spectacular 180 degree views of both French and Dutch side of the Island with the center of attraction being an outlook on the island's (Dutch) capital and new mega cruse harbor.

BlueBerry Hill offers 10 luxury townhouses in a brand new secure gated community situated just minutes from the heart of the Islands capital/downtown Philipsburg making this development attractive for all who want to have the comfort of living close to all the conveniences of the island. Blueberry Hill faces South East so you experience St. Maarten's cool Caribbean breeze and wonderful soft sunshine.

BlueBerry Hill can be a perfect Caribbean Dream home for all buyers alike hosting a unique tropical ambiance allowing a paradise vacation home or private residence on the most unique Island in the Caribbean with dual nations! (French & Dutch)

Each town home has its own distinct style and unique charm offering spacious indoor & outdoor layouts of Caribbean style living. The site; 2,845m2 of hill side land allows each townhouse to have a private separate entrance, private patios and even a small private garden directly in front of each unit, neighbors are to the adjoining sides only. The property's inner courtyard will provide adequate designated parking spaces for each unit and the exotic Caribbean landscaping will add to the attractiveness of this project designed by the famous French architect Mr. François Jaulin, well-known for his architectural qualities and design for a number of St.Maarten's popular outdoor settings.

BlueBerry Hill gives opportunity of having a high-rated property at an affordable price. As everything is newly-constructed, it offers future owners their own input into the interior lay-out. Additional features such as a study-room, more closet space, Jacuzzi, luxurious kitchen appliances are optional.

Premium hurricane proof construction and qualitative finishing's make these townhouses truly unique. Built with high quality materials completely up-to-date with technology and with great attention paid to detail; BlueBerry Hill townhouses are an exceptional opportunity for both local and/or foreign investors!

Limited units available don't delay; call me to reserve your very own unique piece of paradise today!!

CONTACT AGENT : _____

TELEPHONE : _____



Island Realty

BLUEBERRY HILL TOWN HOMES

Ref. # 580-MS

PRICE LIST

Price List: Nov 20 th 2007				BLUEBERRY HILL PROJECT									
UNIT	TYP	No	LEV	BED	INSIDE	INSIDE	OUTSIDE	OUTSIDE	TOTAL	TOTAL	GARDEN	GARDEN	SALE PRICE
				ROOMS	SQ METERS	SQ FEET	COVERED	COVERED	SQ	SQ	SQ	SQ	
							SQ METERS	SQ FEET	METERS	FEET	METERS	FEET	
											APPROX	APPROX	
Unit 1	A	1	3	3 / 4	143	1,539	56	603	199	2,142	27	291	\$665,000.00
Unit 2	B	1	3	3	119	1,281	16	172	135	1,453	20	215	\$485,000.00
Unit 3	C	1	2	2	95	1,023	30	323	125	1,345	27	291	\$395,000.00
Unit 4	A	2	3	3 / 4	143	1,539	64	689	207	2,228	37	398	\$740,000.00
Unit 5	B	2	3	3	119	1,281	16	172	135	1,453	37	398	\$460,000.00
Unit 6	B	3	3	3	119	1,281	16	172	135	1,453	27	291	\$460,000.00
Unit 7	C	2	2	2	95	1,023	16	172	111	1,195	37	398	\$372,500.00
Unit 8	C	3	2	2	95	1,023	16	172	111	1,195	37	398	\$372,500.00
Unit 9	C	4	2	2	95	1,023	58	624	153	1,647	41	441	\$445,000.00
Unit 10	PH	1	1	3	119	1,281	64	689	183	1,970	0	0	\$790,000.00
*All prices subject to change													

***** Prices are subject to change as this development progresses**