



~ BELLEVUE BEACH HOUSE ~

Majestically situated on 1.81 acres above pristine and private Grape Bay beach in Paget, the Bellevue Beach House is unquestionably the jewel of Bermuda's south shore. Built in the 1920's as the Beach House for the iconic Bellevue Estate, the entire house was impeccably renovated and added on to in 1999. This rare beach front home—which could never be replicated in Bermuda today—combines the finest Bermudian architecture with the highest standard of appointments and amenities. Perfect proportions, complete privacy and stunning, unobstructed views prevail throughout this magnificent residence.



The Fabulous Terrace ~

Famous for Bermuda's best parties, the sprawling terrace overlooking all of Grape Bay offers the ideal setting for ultimate entertaining—President Nixon, President George H.W. Bush, Prime Ministers Sir Edward Heath and Margaret Thatcher, Bob Hope, Princess Grace of Monaco and Prince Albert have dined on the

Beach House terrace. Legend has it that Irving Berlin wrote "White Christmas" while sitting on the terrace on a summer afternoon. At the west end of the terrace is a sun deck, with a sparkling lap pool and large jacuzzi spa overlooking the beach.



The Living Room ~

Throughout the house extraordinarily high tray ceilings abound. The beautifully proportioned living room with its soaring beamed ceiling, wide plank original hard wood floors, imposing fire place and four sets of custom French doors leading to the terrace exudes charm, comfort and unsurpassed elegance.



The Dining Room ~

The beautiful dining room has a fireplace and French doors that overlook the pools and Grape Bay. This versatile room can be used for intimate family dining or entertaining on a grand scale, comfortably seating up to 30 guests.



The Library ~

The handsome library off the living room with custom book cases and built-in media center is the perfect place to cozy up on a rainy day with a good book or to enjoy the football game on a wintry afternoon.



The "David Garrick" Bedroom ~

The third guest bedroom, off the living room, fondly known as the David Garrick Room, was formerly the master bedroom of the original 1920's Beach House. With lovely proportions and a soaring tray ceiling, this bedroom has a huge custom closet, an en suite bathroom and enjoys pastoral views over the front of the property.



The Guest Bedrooms ~

Two of the three guest bedrooms are completely private and are accessed from the terrace. These stately bedrooms, added on in the 1999 renovation, both have their own en suite travertine bathrooms and huge, custom-built walk-in closets. Each guest room enjoys ultimate privacy and gorgeous views of the beach and ocean. One has a wood-burning fireplace.

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The Master Bedroom ~ The secluded master bedroom was added on to the original Beach House in the 1960's. The master has French doors leading to the east end

of the terrace; a lovely fireplace and an adjacent wood paneled dressing room with a wall of double closets. The new en-suite master bathroom also has terrace access.

The Kitchen, Butler's Pantry & Laundry Room ~

The sparkling white gourmet kitchen with its separate service entrance is a cook's dream. It has 2 Sub-Zero refrigerator/freezers, 2 dishwashers, double convection ovens, an ice machine, 2 trash compactors as well as lots of counter space and custom cupboards. A proper butlers pantry and a state-of-the-art laundry room flank the kitchen. Adjacent to the laundry room is a staff bathroom.

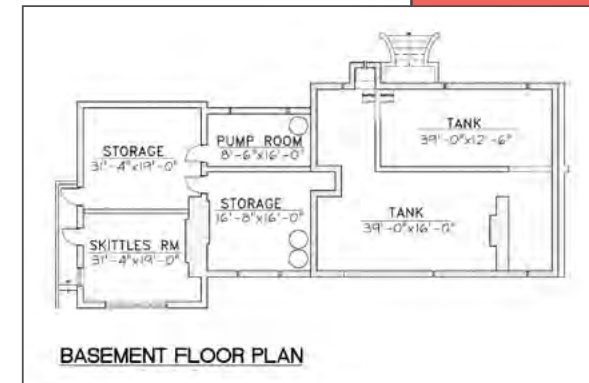
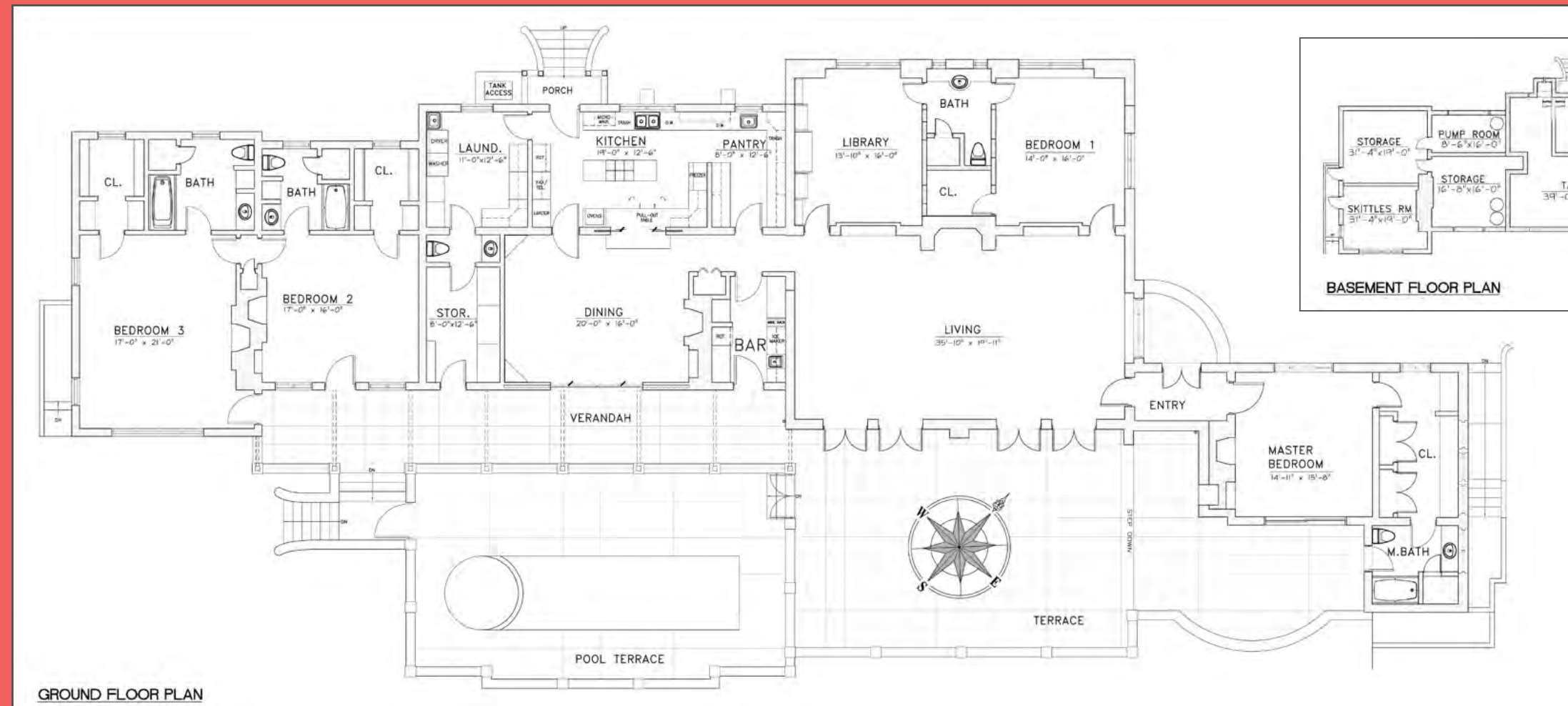
The Bar ~ The fully outfitted bar with commercial drinks fridge, wine fridge, 2 ice machines, built-in wine racks, custom cupboards and bar sink has direct access to the terrace, the dining room and the butler's pantry.

The Skittles Room ~ At the west end of the Beach House is a charming games room fondly referred to as "The Skittles Room." With a flat screen TV, a real skittles table and a bar this is the perfect room for family fun.

Storage Rooms ~ Beyond the laundry room is an entire storage room, which could be used as an office or wine cellar. Under the west end of the house there are 3 huge, dry, immaculate storage rooms for outdoor furniture, winter wardrobes or even a home gym.

Cable, Wireless, Security & Mechanical Systems ~

The entire house is cable ready and wireless. There is a central HVAC system for all major rooms, and split system units in each bedroom. The wiring and plumbing are all new from the 1999 renovation. There is a security system throughout.



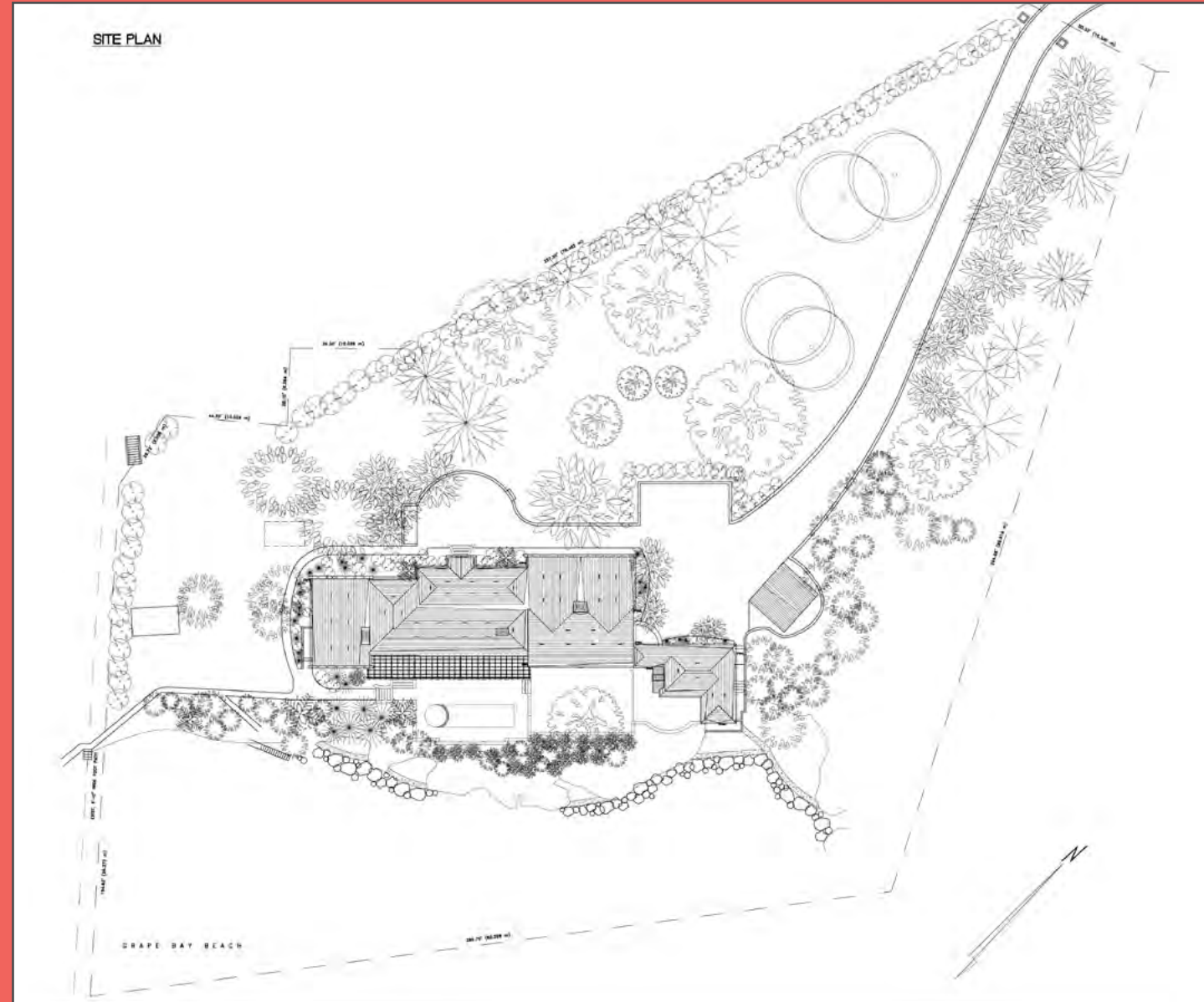
GROUND FLOOR PLAN

BASEMENT FLOOR PLAN

BELLEVUE BEACH HOUSE ~

Acreage ~ 1.81 acres

Grounds & Parking ~ The property boasts a separate garage, ample parking, a staff entrance, lovely mature Bermuda cedars and specimen trees. The paved pathways allow easy access from the house to Grape Bay.



Square Footage ~ Ground level: 4,665 sq. ft.; Basement level: 1,255 sq. ft.; Total: 5,920 sq. ft.

Water Tank Capacity ~ 54,000 gallons





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13 Bellevue Lane, Paget, PG 05, Bermuda

Available to Non-Bermudians