









COMMUNITY AMENITIES

- ◆ Clubhouse with gym
- ◆ Infinity pool
- ◆ 24 hour security and more
- ◆ Tennis Court
- ◆ Kiddies Play area

THE LOCATION

- ◆ 5 minutes to the beach
- ◆ 5 minutes to Ocho Rios Town
- ◆ 1 hour to Kingston
- ◆ 1 hour to Sangster Intl Airport





CLUB HOUSE



**MULTI-PURPOSE
COURTS**



INFINITY POOL



24/7 SECURITY

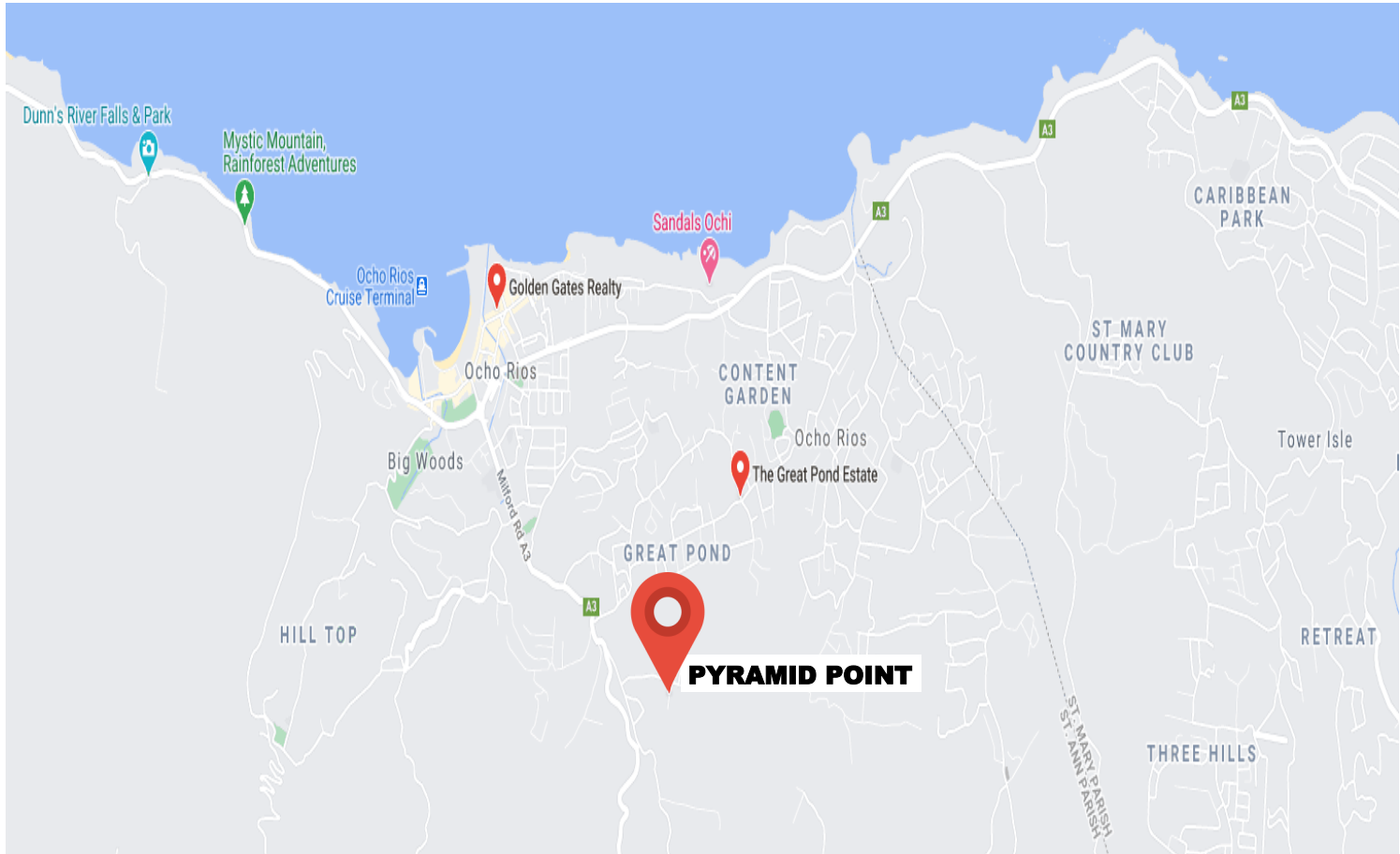


**RENTAL PROPERTY
MANAGEMENT
SERVICES**



Pyramid Point is a safe, gated community whose protection is guaranteed by manned, 24 hour security. In addition to privacy, residents and their guests can enjoy community amenities such as access to the club house, which includes a gym, multiple rooms and spaces for entertaining, a bar and grill, and an infinity pool overlooking the beautiful harbor of Ocho Rios. Multipurpose courts for tennis and basketball are also available, as well as a park for children to play in, all surrounded by lush, beautiful terrain.





EXTERIOR

- House siting's and exterior colors will be architectural-ly coordinated.
- Elevations include Textured Emulsion Finish with Architectural features in other materials as per elevation.
- All opening windows and patio doors are complete with screens or fixed windows all around.
- Covered carport.
- Concrete driveway, carport floor and walkway to front door.
- Deadbolt lock on front and side entry door.
- Coach lights on front, pendant light on porch, as per elevation.
- Entire Front Yard Sodded, except walkways and paved areas, with seeded Side and Rear Yards.
- Solar Water Heater with electrical back up.

ELECTRICAL

- Décor style switches and receptacles throughout finished areas.
- 70 Amp service with circuit breaker type panel.
- All wiring in accordance with JS 21 Standards &* NEC 2015
- Ceiling Fan Light Fixture Combo in Living room, Dining room, and all bedrooms, as per plan.
- Ceiling mounted light fixture in kitchen, laundry room.

KITCHEN

- Open Kitchen Design with Shaker Style Kitchen Cabinetry.
- Quartz kitchen countertops with double stainless steel under mount kitchen sink including single lever faucet with auto spray.
- Rough-in Electrical for future kitchen Exhaust Fan.
- Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator
- Split receptacles at counter level for future small appliances

BATHS

- Walk In Shower in Master Bedroom.
- Quartz Vanity Countertops with porcelain under mount rectangular sinks.
- Decorative lighting and Mirrors in all bathrooms.
- White Acrylic bathtubs in all bathrooms, as per plan.
- Privacy locks on all bathroom doors.
- Ceramic wall tile for tub/shower enclosure(.

INTERIOR TRIM

- Colonial interior passage doors throughout finished areas.
- Flat stock baseboards throughout.
- Flat stock trim casing on all swing doors.
- Brushed Nickel finish lever handles on all interior doors in finished areas, as per plan.
- Custom shelves in all closets.
- **LAUNDRY**
- Laundry tub installed in laundry area.
- Pre-plumbing and wiring for washing machines, dryers.

PAINTING

- Flat latex paint, one color throughout, on interior walls throughout finished areas.
- Interior trim and doors to be painted with white semi-gloss paint.
- White painted rafter ceilings in all finished areas.

FLOORING

- 24"x24" Porcelain matte-finish ceramic floor tile throughout interior areas, front porch and back patio.

ADDITIONAL FEATURES

- Reinforced poured concrete walls.
- 2 car parking
- Eco-friendly Sewage disposal.
- Underground Utility services to preserve a clean community streetscape.
- Pre-piped for AC in Bedrooms.

A rich community FILLED WITH AMENITIES

Surround yourself with majestic views and relaxation that comes from being nestled atop the fringe of the resort town of Ocho Rios. Pyramid Point boast panoramic views of the harbor of Ocho Rios and beyond. Enjoy convenient access to the Caribbean Sea as well as the main highway leading to Kingston and Montego Bay with local hotspots, entertainment, dining and shopping close at hand, Pyramid Point is truly a paradise.

COMMON AMENITIES	RECREATION	SHOPPING	RESTAURANTS
<ul style="list-style-type: none"> Exquisite Infinite Pool with views of the deep blue Caribbean Sea Covered Cabana Sitting Area Gym Multipurpose Court Jogging Trails 24 Hour Security with Gated entry way. 	<ul style="list-style-type: none"> Ocho Rios Bay Beach Dunn's River Falls & Park Mystic Mountain Dolphin Cove Fern Gully Blue Hole 	<ul style="list-style-type: none"> Ocean Village Shopping Centre Ocho Rios craft market 8 Rivers shopping center Island Village 	<ul style="list-style-type: none"> Ocho Rios Jerk Centre Spring Garden Café & Seafood Grill Mainland China Miss T's Kitchen Mongoose John Crow's Tavern 8Rivaz Ultra Lounge
	HOTELS	EDUCATION	CHURCHES
	<ul style="list-style-type: none"> Moon Palace RIU Sandals Jamaica Inn 	<ul style="list-style-type: none"> Ocho Rios High School Mar Jam Prep St. John's 	<ul style="list-style-type: none"> Ocho Rios Baptist Church on the Rock Ocho Rios Methodist

GOLDEN GATES REALTY



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