

# Bimini Bay, Bimini

Condo/Townhouse

REF#42582

**COLDWELL  
BANKER**

**LIGHTBOURN  
REALTY**



SQ. FT.

1,394 sq.  
ft.



BEDS

2



BATHS

2

**\$345,000**

Location: Bimini Bay, Bimini

Amenities: 24-Hour Security,Community Club House,Community Dockage,Community Pool,Gated Community,Hurricane Imp.

Summary: This beautiful two-bedroom two bath Angler condo is a wonderful unit the private community of Bimini Bay. This unit features updated kitchen appliances, lovely dining, breakfast counter and living room. It is designed and custom-decorated with plush sofas and TV to enjoy time when youâ€™re not at the beach or poolside. This unit has been recently renovated with modern bathrooms. The master queen bed suite has a great patio walking right to a beautiful morning sunrise and coffee. The second bedroom has two beds that make it an attractive rental for families. You can leisurely walk to the infinity pool, resort beach, and fishermanâ€™s village. As an owner, you will have access to all amenities in Resort World Bimini such as the infinity pool, jacuzzies, tennis courts, playground, marina, Hilton Casino, Hilton bars & restaurants, and private beaches!

HOA Fees are approximately \$1,054.59 monthly (paid quarterly). This fee includes waste treatment plant, common area electric, common area water, monthly pest control services (interior), and mosquito treatment for the property. This fee also covers internet and cable, property management, security, landscaping, trash, pool maintenance, building maintenance, accounting, and administration.

Guido Rolle

Bimini, Bahamas  
Cell: 242 359.8166  
Email: [guido@cbbahamas.com](mailto:guido@cbbahamas.com)  
[cbbahamas.com](http://cbbahamas.com)

