

Marsh Harbour, Abaco

Single Family Home

REF#44860

**COLDWELL
BANKER**

**LIGHTBOURN
REALTY**



LOT SIZE

28,000 sq.
ft.



BEDS

3



BATHS

3

\$350,000

Location: Marsh Harbour, Abaco

Amenities: Gated Community, Pet Friendly, Private Community, Vacation Rentals Allowed.

Summary: This spacious and well-built home in the quiet community of Royal Harbour sits on two quarter acre lots and has great family appeal. The home was started in 1999 just before Hurricane Floyd and because of the effects of the storm was raised an additional 2 blocks in foundation construction.

The open concept living room flows into a spacious family room and connects to a large covered back porch/entertaining area. A two-car garage that doubles as a workshop, well-manicured lawn, landscaping and tons of curb appeal are huge value drivers.

The air-conditioned area including three bedrooms and two bathrooms is 2,300 sq ft while the garage/workshop is 600 sq ft and has a full bath also. This home also has a 400 sq ft covered patio area that blends seamlessly into the yard and surrounding landscaping and lends itself well to entertaining.

After taking damage during Hurricane Dorian in 2019, this home has been cleared out and is ready for the right buyer to repair and renovate!

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