

Marsh Harbour, Abaco

Single Family Home

REF#50090

**COLDWELL
BANKER**

**LIGHTBOURN
REALTY**



LOT SIZE

49,898 sq.
ft.



SQ. FT.

2,250 sq.
ft.



BEDS

3



BATHS

3

\$449,000

Location: Marsh Harbour, Abaco

Amenities: Generator,Ocean Front,Ocean View,Vacation Rentals Allowed.

Summary: Waterfront splendor! Located in Great Cistern 15 minutes from Marah Harbour airport and port on over one acre with 180' of water frontage. Built solidly on a 25'+ high rock cliff overlooking the Sea of Abaco. Facing Northeast, it is situated to catch the cool summer sea breezes. Quiet serenity surrounds you. A wide staircase of native stone winds down the cliff to the dockside and has easy snorkel access to the reef right by your dockside. The 40' dock in need of a few repairs has a 5 ft. LWD. Spacious Master Wing with walk in closet ensuite bath with glassed shower, tub, plus outdoor shower area easy mother in law suite/additional rental income conversion. Guest wing with 2 beds and 2 baths one ensuite. Centralized living dining and kitchen area, functional fireplace in living area, kitchen has Corian counter tops and full appliances. Vaulted tongue and groove ceilings throughout, tiled floors. Enjoy views of the Sea of Abaco from all bedroom and living areas. Two cisterns each 5,000 gallons, one for rain water with special outdoor hoses for the gardens tied in, and one with well water provided from a secondary piece of property included that is 50' X 50' plus deeded walking access. 2 + car garage and storage below the house, easy care landscaping. All interior walls recently ...

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