

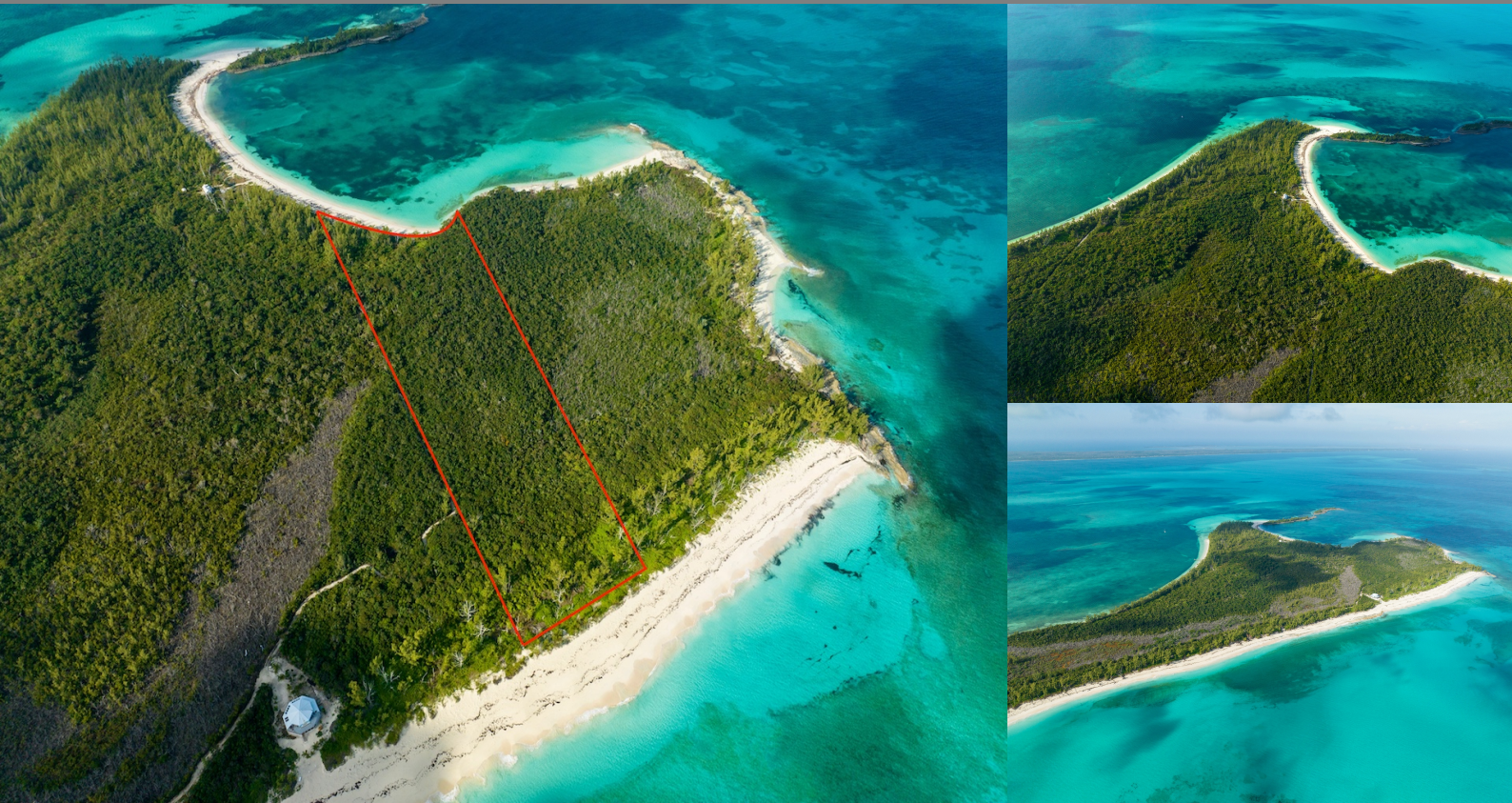
Munjack Cay, Abaco

Multi Family Vacant

REF#52419

**COLDWELL
BANKER**

**LIGHTBOURN
REALTY**



LOT SIZE

10 acres

\$1,500,000

Location: Munjack Cay, Abaco

Amenities: Beach Access, Beach Front, Community Dockage, Ocean Front, Ocean View, Pet Friendly.

Summary: The subject property, located on the coveted northern cove of Munjack Cay comprises 10 acres and runs sea to sea from the Atlantic Ocean on the northeast to the protected Sea of Abaco on the southwest. The protected cove on the Sea of Abaco side boasts 314 feet of beach front on the very well known "Shark and Stingray Beach" which in recent years, has become renowned as one of the top attractions in The Abaco's for boaters and charter captains who come to feed the stingrays, small sharks and turtles that have become local residents of the beach. The oceanfront also features a beautiful white sand beach with some of the most unspoilt thriving coral reefs right offshore. There are three protected anchorages surrounding the island, which are popular destinations for the ever-growing cruising community, as well as a shared community dock.

The southern end of the island possesses an extensive mangrove estuary that winds inward to the island like a river. The estuary and mangroves are home to an abundant array of marine life, most notably the large population of baby turtles, sharks, spotted eagle rays and bonefish. It is a popular destination for kayaking and paddle-boarding for nature enthusiasts and

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