

# Eastern Road, Nassau / New Providence

## Single Family Home

REF#52854



# GLOBAL LUXURY



LOT SIZE  
22,000 sq.  
ft.



SQ. FT.  
2,200 sq.  
ft.



BEDS  
3



BATHS  
3

## \$950,000

Location: Eastern Road, Nassau / New Providence

Amenities: Canal Front, Generator, Ocean View, Private Dockage, Private Pool.

Summary: Amazing opportunity on Eastern road, Nassau, this Oceanfront home offers 120â€™ of bulkhead canal frontage with a 6.5 foot water draft. 9 Little Hermitage sits on a half acre lot and is just 1 hour from Exuma by boat. Priced to sell, this property is one of 11 homes in this private waterfront oasis, on the eastern side of the island of New Providence.

This home has it all, with over 2,200 square feet of living space, there are 3 bedrooms and 2 bathrooms in the main house and an outdoor bathroom located by the covered 3 car garage. The roof was replaced in 2011 by Enviroscope co., and the shingles are made of a durable composite material that will last for many years to come.

The property is fully gated and private, teaming with lush landscaping with fruit bearing trees, a beautiful patio by the canal and also in the back with gazebo and well maintained gorgeous and inviting pool. There is also a beautiful beach to the entrance to the canal to enjoy swimming, kayaking and paddle boarding.

Shannon Knowles

Eleuthera, Bahamas  
Cell: 242 427.0977  
Email: shannon@cbbahamas.com  
cbbahamas.com

