

Green Turtle Cay, Abaco

Single Family Home

REF#57291

**COLDWELL
BANKER**

**LIGHTBOURN
REALTY**



LOT SIZE

16144



SQ. FT.

795



BEDS

2



BATHS

1

\$535,500

Location: Green Turtle Cay, Abaco

Amenities: Dock, Impact Shutters, Furnished, Partial Furnished, Family Oriented, Ocean View, Ocean Front, Pets Allo.

Summary: Long Bay Creek Cottage with a dock is a rare opportunity to own a protected waterfront property on Black Sound. Ideal location with easy access to the the Town of New Plymouth. The cottage is situated on a 16,144 sq ft lot or 0.3706 acre with 98' of direct waterfront property. The property is tucked away in a private creek setting in the mangroves, for added protection from weather and privacy. The cottage is rustic but well-equipped with all the amenities of island living. The cottage is 650 sq ft, 1 bed, 1 bath. An adjoining 147 sq ft deck overlooking the creek and the dock. A second building offers 144 sq ft of additional space to finish off a second bedroom with a half bath. The property has a tool shed and a storage shed for extra space or can be converted to additional habitable space. Finally, a two golf cart carport. Both city water and a 1600-gal rainwater storage are on the property. The dock was originally 127' inclusive of the T on the end of the dock with a 14,000-lb boat lift. The dock is in need of being replaced since Hurricane Dorian. The creek allows for shallow dr

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