

# Sandyport, Nassau

Single Family Home

REF#34109

**COLDWELL  
BANKER** 

LIGHTBOURN  
REALTY



LOT SIZE

4,344 sq.  
ft.



SQ. FT.

2,948 sq.  
ft.



BEDS

4



BATHS

3

**\$875,000**

Location: Sandyport, Nassau

Amenities: Canal Front, Dockage, Pool, Private Community, Security Gate, Tennis Court, Waterview.

Summary: Imagine your new lifestyle in the gated, family oriented community of Sandyport with your boat right at your back door awaiting those memorable weekend get aways! Live in this well maintained, colonial-style residence where you can enjoy canal views, evening cocktails on the deck, and family BBQs all while in the comfort of your new home with over 2800 square feet of living space. The ground floor encompasses a large fully equipped kitchen with breakfast bar, open plan living room and dining room all overlooking the canal. Double french doors lead out to the covered patio, wood sundeck, garden and of course your own private boat dock steps away. A full bedroom and bathroom complete the ground floor living space, ideal for guests who want to come and enjoy a little piece of paradise with you!

The second floor opens up to two large bedrooms with shared Jack n Jill style bathroom, perfect for a growing family. A large canal side master bedroom suite welcomes you with a bright and airy feel. Walk through French doors that lead out to a private balcony with fantastic views creating a perfect little retreat for a quiet afternoon read or looking out over the surrounding community.

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