

# Great Harbour Cay, Berry Islands

Condo/Townhouse

REF#36718

**COLDWELL  
BANKER**

**LIGHTBOURN  
REALTY**



SQ. FT.  
1800



BEDS  
2



BATHS  
3

**\$275,000**

Location: Great Harbour Cay, Berry Islands

Amenities: Canal Front,Golf Course,Ocean Front,Ocean View,Private Dockage,Tennis Courts,Vacation Rentals Allowe.

Summary: For sale or annual lease: This 1800 square foot townhouse is located in Great Harbour Cay's hurricane protected marina. The unit features a spacious living/kitchen/dining area, half bath, storage room, and single car garage on the first level. A patio overlooks the marina- the perfect setting to watch the sunset! Two large ensuite bedrooms with patios are located on the second floor. Below the townhouse is your own deep water covered boat slip for boats up to 40 feet! Sold fully furnished with many extras. These highly sought after marina townhouses are the most popular rentals on the island which makes for an excellent rental income! HOA dues are \$3500 per year, which covers insurance, exterior maintenance, landscaping, and garbage.

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