

Abaco

Single Family Vacant

REF#45145

**COLDWELL
BANKER** 

**LIGHTBOURN
REALTY**



LOT SIZE

7,560 sq.
ft.

\$85,000

Location: Abaco

Amenities: Beach Access, Canal Front, Ocean View.

Summary: In the heart of Abaco, Leisure Lee Lot 204 is a boater's dream property. A peaceful beachfront community with deep water canals, it is centrally located between the beautiful beach resort of Treasure Cay and Marsh Harbour, Abaco's center of commerce. Lot 204 is a canal front property at the end of the cul-de-sac, a private location, offering easy access to the Sea of Abaco and all Abaco has to offer. This deep-water canal lot is the perfect place to build a waterfront home with a protected dock. This property is conveniently located near the mouth of the harbour and has over 100 feet of concrete seawall offering over 6 feet of depth at low tide. Utilities are run and ready to connect. There are beautiful homes in this area. The beach is a short walk from the lot with fantastic shelling and snorkeling. There are small cays and reefs just offshore. This is a perfect launching point for boating throughout Abaco and a close, convenient drive to the airport, schools, shopping, and great restaurants.

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