

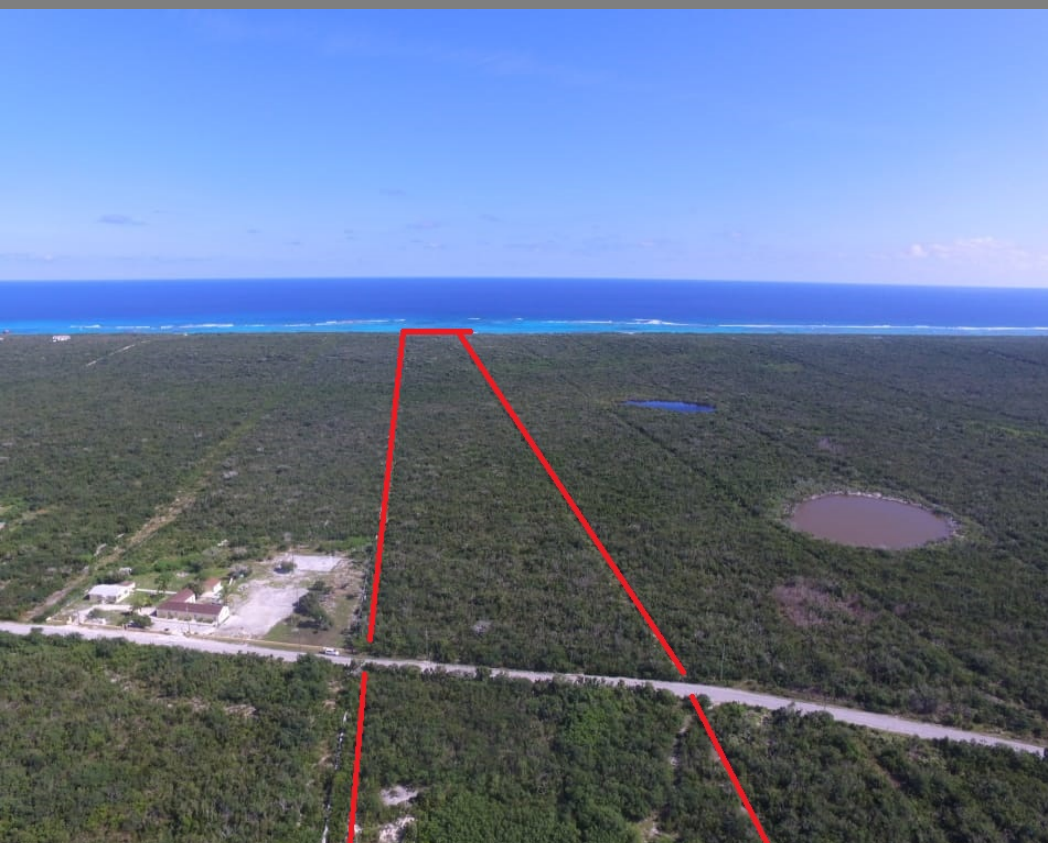
Morrisville, Long Island

Single Family Vacant

REF#45239

**COLDWELL
BANKER**

**LIGHTBOURN
REALTY**



LOT SIZE

76.468
Acres

\$578,000

Location: Morrisville, Long Island

Amenities: Beach Access, Beach Front, Ocean Front, Ocean View, Pet Friendly.

Summary: This acreage is located in Morrisville at the southern end of the island. It offers 332 feet of beautiful white sandy beach on the Atlantic Ocean. The property runs from the Queen's Highway to the ocean and then from Queen's Highway towards the flats on the south side. One can enjoy deep-sea fishing on the Atlantic side and bonefishing on the flats on the Caribbean side of the property. The wahoo, tuna, and mahi-mahi here are a sports fisherman's dream. Walking the flats searching for bonefish, experiencing the many different types of birds and the peaceful surroundings is an unforgettable feeling! Clarence Town, the capital of Long Island, is only a 10-minute drive north of this property where one will find the marina, government dock, and bakery. There are two freighters that come in once a week with supplies from Nassau and Fort Lauderdale.

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