

Winton Estates, Nassau / New Providence

REF#46569

**COLDWELL
BANKER**

**LIGHTBOURN
REALTY**



LOT SIZE

7,940 sq.
ft.



SQ. FT.

3,680 sq.
ft.



BEDS

4



BATHS

4

\$850,000

Location: Winton Estates, Nassau / New Providence

Amenities: Beach Access, Generator, Hurricane Impact Windows, Ocean Front, Ocean View, Pet Friendly, Private Dockage.

Summary: Cape Codder is a beautifully maintained waterfront villa located on the famed Eastern Road in the eastern part of New Providence. Featuring 4 bedrooms, 4 bathrooms and an open floor plan, most of which boasts seaviews. This home is both functional and versatile and can be tailored to a discerning buyers' specific requirements. There is a 5th bedroom option, covered patio and the seaside and leese side courtyard provide alfresco outdoor dining options year-round. Additional features include hurricane impact windows and sliding glass door throughout, 40 Kw standby generator, two garages, fully enclosed landscaped grounds, private dock, unobstructed sea views and gentle ocean breezes.

This home is the perfect retreat after a busy day or would make a sound investment as a vacation rental income producing property. With 3,680 sq. ft. of living area and 90 linear feet of water frontage Cape Codder is one of only a few available waterfront homes in New Providence (Nassau).

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