

Green Turtle Cay, Abaco

Single Family Home

REF#48973

**COLDWELL
BANKER**

**LIGHTBOURN
REALTY**



LOT SIZE

3.675
acres



SQ. FT.

2,800 sq.
ft.



BEDS

3



BATHS

1

\$1,300,000

Location: Green Turtle Cay, Abaco

Amenities: Beach Access, Beach Front, Ocean Front, Ocean View, Private Dockage, Vacation Rentals Allowed.

Summary: This is a rare chance to own one of the last remaining Sea to Sea acreage parcels that is situated near to the Settlement and offers a gorgeous white sandy beach on one side and the desirable harborside of Black Sound on the other side including a well-protected dock.

The property consists of 3.76 acres and is zoned for both residential and commercial, presenting an excellent investment opportunity. "Captain's Retreat", the house located on the lot, received significant damage from Hurricane Dorian and is in a distressed state. The original structure contained three bedrooms and 1 bath, a wood frame with crawl space built in a typical Bahamian design.

The property is setback from the main road with no public through road access which makes it secluded and private. The land is a naturally low maintenance yard with indigenous plants and fauna. There is a Bahamas National Trust Wildlife Park just across the Street which is home to several species of transient and year-round resident birds. All utilities are underground and

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