

Marsh Harbour, Abaco

Single Family Home

REF#49511

**COLDWELL
BANKER**

**LIGHTBOURN
REALTY**



LOT SIZE
5050



SQ. FT.
2000



BEDS
3



BATHS
2

\$699,000

Location: Marsh Harbour, Abaco

Amenities: 24-Hour Security, Canal Front, Gated Community, Ocean View, Pet Friendly, Private Community, Private Dock.

Summary: Canal front Home with fabulous Sea of Abaco views located in the exclusive gated community of Great Abaco Club adjacent to The Abaco Beach Resort and Boat Harbour Marina just minutes from downtown Marsh Harbour. Moonlit offers 50' & 30' protected canal dockage options. Enjoy canal views throughout the home as well as views of the Sea of Abaco from the master suite, guest suite, main living kitchen and dining areas as well as from your spacious screened in patio making this more than just a canal front home! Spacious living area with vaulted ceilings. Lots of glass doors maximize your water views. Breakfast bar and dining nook offer multiple dining experiences. Living and dining area exits to our fabulous Bahama Room (patio) with screened lounge dining and grill area with easy access to private dock. Sit and watch the sunset from the patio or dock. Master bedroom with en-suite bath, private deck exit and beautiful water views. Two guest rooms with shared hallway access bath with tub shower combo. Indoor laundry. Need longer dockage? You may apply to the board to reconfigure or even add a second dock to the other end of the property all club homes limit 2 boats per property lot. Yachts up to 65' have been approved subject to limitations and approvals.

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