

# Grand Bahama

Single Family Home

REF#52092

**COLDWELL  
BANKER**

**LIGHTBOURN  
REALTY**



LOT SIZE

18,000 sq.  
ft.



SQ. FT.

3,100 sq.  
ft.



BEDS

2



BATHS

2.5

**\$1,650,000**

Location: Grand Bahama

Amenities: 24-Hour Security, Canal Front, Community Dockage, Gated Community, Generator, Hurricane Impact Windows, Lu.

Summary: Introducing "Isle Be There", Princess Isle, Grand Bahama, a captivating residence designed specifically for the enjoyment of island living. Situated in an exclusive gated community only 90-miles from Miami, this stunning 2-bedroom, 2.5 bathroom home sits on a half-acre canal lot. Comprising 3,100 sq.ft., this sprawling home features breathtaking water views from every room. The spacious master suite features clean lines, beautiful wood flooring and a luxurious master bathroom with marble tiles, a double vanity, a soaking tub, and shower. Ideal for entertainment, the open floor plan features a centrally located dining room, living room and a modern kitchen with a stunning waterfall island. Every room is complemented by high ceilings with recessed lighting and elegant details.

When you aren't out on the ocean enjoying a boat day, the home's breezy covered patio and outdoor dining and sitting areas allow you to enjoy the very best of outdoor living in the islands. Additional features include a two-car garage with lots of storage, hurricane shutters, impact windows, 24-hour security, a laundry room, 100' canal frontage and more. Monthly maintenance fees for this residence are \$666.67.

Guido Rolle

Bimini, Bahamas  
Cell: 242 359.8166  
Email: [guido@cbbahamas.com](mailto:guido@cbbahamas.com)  
[cbbahamas.com](http://cbbahamas.com)

