

Little Harbour, Abaco

Single Family Home

REF#57266

**COLDWELL
BANKER**

**LIGHTBOURN
REALTY**



LOT SIZE
20531



SQ. FT.
1440



BEDS
3



BATHS
2

\$750,000

Location: Little Harbour, Abaco

Amenities: Dock, Impact Shutters, Stand-by Generator, Guest House, Furnished, Family Oriented, Ocean View, Low Mai.

Summary: Owning an off-grid home might not be ideal for you, but would this relaxing ocean view make it worth it? #3 Chimney Hill is a charming custom built home located in the artistic community of Little Harbour. It was built (2009) with pride by the current owners and is now available to purchase for the first time. The home takes full advantage of the mesmerizing views of the Atlantic Ocean and is offered in truly turn-key condition. The floor plan has a main home of 2 bedrooms and 1 bathroom and a detached guest cottage with an extra large bedroom and an attached garage workshop. The colourful happy home is sold furnished and includes a private deeded dock slip on the harbour. the dock can easily accommodate a vessel up to 30'. For utilities, the home currently has a 29,000-gallon water storage tank and a 16-panel 24v solar system with a backup generator for electricity. The large screen porch is perfect for reading or entertaining where the "ultra-wide screen TV" plays nothing but ocean views all day and night. The large guest bedroom has walk-in closet with a washer/dryer hook up.

Office Listing

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cbbahamas.com



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