

# 9 KINGFISHER ISLAND NEW PROVIDENCE/PARADISE ISLAND

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\$2,200,000



Located on Kingfisher Island within the sought-after Sandyport community, this beautifully appointed canal-front residence offers 3,190 sq. ft. of refined living space with four bedrooms and three bathrooms. The home features a bright, open-concept layout with 10-foot ceilings, porcelain flooring, crown molding and large hurricane-resistant windows and doors that fill the interiors with natural light. [...]

- 4 beds
- 3 baths
- Single Family Home
- Single Family Home
- For Sale Only
- 3190 sq ft



## Basics



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Phone: 242.424.4448  
Email: [info@wateredgebahamas.com](mailto:info@wateredgebahamas.com)  
Address: Nassau, Bahamas



**WaterEdge  
Realty**

**Title of Property:** 9 Kingfisher Island  
**Subdivision:** Sandyport  
**Lot Number:** 9  
**Floors In Building:** 2  
**Total Finished Floor Area:** 2460  
**Status:** For Sale Only  
**Bathrooms:** 3 baths  
**Lot size:** 7188 sq ft

**Location:** West Bay Street  
**Island:** New Providence/Paradise Island  
**Construction:** Concrete Block  
**Category:** Single Family Home  
**Type:** Single Family Home  
**Bedrooms:** 4 beds  
**Area:** 3190 sq ft

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## Property Features

**Amenities:** Impact Shutters, 24 Hour Security, Furnished

**Style:** Split Level Home

**Sewer:** Connected

**Laundry:** In Unit

**Roof:** Asphalt Shingle

**Air conditioning (Condo):** Central

**Assessment Includes (Condo):** Maintenance, Garbage Disposal

**Shared Amenities:** Exercise Centre, Playground, Pool Outdoor, Tennis Court(s), Secured Entry, Beach

**Exterior Finish:** Finished Concrete

**Water:** City

**Flooring:** Ceramic Tile

**Foundation:** Yes

**Outdoor Area (Condo):** Private Yard, Covered Patio, Pool, BBQ

**Parking Type:** Multiple C/P

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## Miscellaneous

**Legal Description:**  
7,188 sq. ft. Lot #9 3,190 sq. ft. Single Family Home Kingfisher Island, Sandyport, New Providence, Bahamas.

**Site Influences:** Adult Oriented, Central location, Easy Access, Family Oriented, Golf Course Nearby, Highway Access, Private Setting, Low Maint Yard, Shopping Nearby, Recreation Nearby, Quiet Area, No Thru Road, Cul-de-sac, Landscaped, Seniors Oriented, Road - Paved, Level Lot, Marina Nearby, Pets Allowed, Can Be Rented, Gated Community, Canal Front



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