

# BERRY PATCH ABACO

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Berry Patch is island living at its finest, a rare sea-to-sea beachfront estate on Man-O-War Cay, with the Atlantic Ocean on one side and beachfront and docking on the Sea of Abaco on the other. Set on a 17,652 sq. ft. elevated lot, the property is protected by a full-length seawall along the Atlantic shore [...]

- 2 beds
- 2 baths
- Single Family Home
- Single Family Home
- For Sale Only
- 2500 sq ft



## Basics



### Call us now

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



**WaterEdge  
Realty**

**Title of Property:** Berry Patch

**Island:** Abaco

**Block:** 187

**Category:** Single Family Home

**Type:** Single Family Home

**Bedrooms:** 2 beds

**Area:** 2500 sq ft

**Year built:** 2017

**Location:** Man-O-War Cay

**Lot Number:** 2

**Construction:** Concrete Block,Frame

**Total Finished Floor Area:** 1800

**Status:** For Sale Only

**Bathrooms:** 2 baths

**Lot size:** 17652 sq ft

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## Property Features

**Amenities:** Security System,Garden Area,Wkshop - Detached,Water Softener,Water Purifier,Dock,Fully Walled,Impact Windows,Impact Shutters,Stand-by Generator,Appliances Only

**Exterior Finish:** Hardi Plank,Finished Concrete

**Water:** City

**Flooring:** Travertine

**Foundation:** Yes

**Air conditioning (Condo):** Central

**Assessment Includes (Condo):** No Fee

**Style:** Patio Home

**Sewer:** Septic - Yes

**Laundry:** In Unit

**Roof:** Asphalt Shingle

**Basement Type:** Full

**Outdoor Area (Condo):**  
Gazebo

**Parking Type:** Open

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## Miscellaneous

**Legal Description:**  
Berry Patch, Man-O-War Cay, Abaco, The Bahamas

**Site Influences:** Easy Access,Family Oriented,Private Setting,View - Ocean,Low Maint Yard,Shopping Nearby,Curb & Gutter,Recreation Nearby,Quiet Area,Landscaped,Waterfront - Ocean,Road - Gravel,Phone to Lot,Level Lot,Marina Nearby,Pets Allowed,Can Be Rented,Beach Front,Rocky Shore



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