

# BLUE NIRVANA | EXUMA EXUMA & EXUMA CAYS

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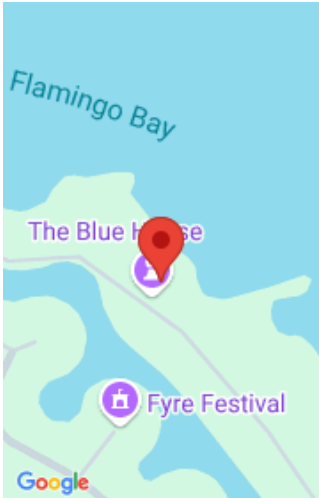


\$2,795,000



Nestled adjacent to the renowned Sandals Emerald Bay and just a brief drive from Exuma Airport, this residence embodies the essence of island living. Crafted with meticulous attention to detail, this beachfront retreat is adorned with luxurious finishes, showcasing a majestic great room boasting vaulted ceilings, limestone walls, and French doors that offer breathtaking vistas [...]

- 4 beds
- 4 baths
- Single Family Home
- Single Family Home
- For Sale Only
- 6000 sq ft



### Call us now

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



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## Basics

**Location:** Emerald Bay

**Half Bathrooms:** 1

**Category:** Single Family Home

**Type:** Single Family Home

**Bedrooms:** 4 beds

**Area:** 6000 sq ft

**Year built:** 2018

**Island:** Exuma & Exuma Cays

**Construction:** Concrete Block

**Total Finished Floor Area:** 3000

**Status:** For Sale Only

**Bathrooms:** 4 baths

**Lot size:** 12000 sq ft

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## Property Features

**Amenities:** Additional Accom., Wheelchair Access, Security System, Garden Area, Swimming Pool, Kitchen Built-in(s), Main Level Entry, Wkshop in House, Hot Tub, Water Purifier, Sprinkler System, Impact Windows, Cable, Stand-by Generator, Guest House, 24 Hour Security, Furnished, Hurricane Windows, Short Term Allowed

**Style:** Single Family Lot

**Sewer:** Connected

**Flooring:** Other

**Roof:** Wood Shingle

**Insulation (Ceiling):** Yes

**Air conditioning (Condo):** Central

**Shared Amenities:** Clubhouse, Daycare Centre, Exercise Centre, Playground, Pool Outdoor, Recreation Centre, Tennis Court(s), Guest Suite, Security System, Secured Entry, Dockage, Beach

**Exterior Finish:** Stucco

**Water:** City

**Road:** Street

**Foundation:** Yes

**Insulation (Walls):** Yes

**Assessment Includes (Condo):** Management, Caretaker, Recreation Facility, Maintenance, Landscaping, Garbage Disposal, Insurance

**Parking Type:** Garage & Carport

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## Miscellaneous



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



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