

JOE'S CAY ABACO

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\$ 2,950,000.00



Secluded 35 acre private island paradise located just south of Stranger's Cay in the northern Abaco Cays. It is located 24 miles East-Southeast of Walker's Cay and 34 miles West-Northwest of Spanish Cay, both of which have good airstrips. The island affords pristine white sand beaches, crystal clear turquoise waters, lush tropical vegetation, elevations to 15 ft. above sea level, and moderate anchorage. Excellent swimming, snorkeling, fishing, and diving area. Perfect for a family retreat or private island vacation getaway. The Yachtsman's Guide to the Bahamas (2005) describes Joe Cay as being "guarded by shallow white sand banks through and around which deep channels may be found...It has two beaches." The cay is approx. 2,000 feet long and 1,000 feet wide and the main lee side beach on the southeastern side with a medium size sand spit jutting out into several yards of wading depth sandy waters. The beaches stretch for a total



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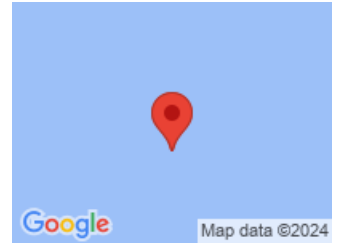
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about 1,500 feet, with varying widths to a maximum at low water of 45 feet. A marina could be created in a few locations on the the island as needed.

- Private Island
- Private Island
- For Sale Only



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BASIC FACTS

MLS #: 58142

Status: For Sale Only

Location: Other Abaco

Lot size: 1524600 sq ft

Construction: None

Type: Private Island

Title of Property: JOE'S CAY

Island: Abaco

Area: 1524600 sq ft

PROPERTY FEATURES

Amenities: None

Exterior Finish: None

Water: None

Foundation: No

Assessment Includes (Condo): No Fee

Style: Other

Sewer: None

Roof: Other

Air conditioning (Condo): None

Parking Type: Other

MISCELLANEOUS

Legal Description: Joe's Cay, 35 acres,
Abaco, Bahamas

Site Influences: View - Ocean, Treed
Lot, Waterfront - Ocean, Acreage, Private
Island, Beach Front



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