

# LOT 91, DOLPHIN BEACH EST ABACO

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**\$425,000**



Nestled along the tranquil shores of the Sea of Abaco, Lot 91 spans 32,806 sq. ft. with 30 feet of elevated waterfront that forms a unique crescent-shaped peninsula—ideal for a well-protected dock with potential for a beach and breakwater. Surrounded by beautiful waterfront homes with substantial docks, this property is perfectly suited for boating enthusiasts [...]

- 0 beds
- 0 baths
- Lots/Acreage
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- For Sale Only
- 32806 sq ft



## Basics



### Call us now

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



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**Title of Property:** Lot 91 Dolphin Beach

**Subdivision:** Dolphin Beach Estates

**Lot Number:** 91

**Category:** Lots/Acreage

**Status:** For Sale Only

**Bathrooms:** 0 baths

**Lot size:** 32806 sq ft

**Location:** Guana Cay

**Island:** Abaco

**Construction:** None

**Type:** Lots/Acreage

**Bedrooms:** 0 beds

**Area:** 32806 sq ft

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## Property Features

**Amenities:** None

**Exterior Finish:** None

**Water:** Rain Water

**Foundation:** No

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

**Style:** Single Family Lot

**Sewer:** None

**Roof:** Other

**Air conditioning (Condo):** None

**Parking Type:** Open

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## Miscellaneous

**Legal Description:** Lot 91, totaling 32,806 sq ft, Dolphin Beach Estates Subdivision, situated North of the Guana Cay Settlement, Guana Cay, Abaco

**Site Influences:** Adult Oriented, Central location, Easy Access, Family Oriented, Highway Access, Hillside, Private Setting, View - Ocean, Southern Exp, Low Maint Yard, Shopping Nearby, Treed Lot, Wooded Area, Recreation Nearby, Quiet Area, Cul-de-sac, Seniors Oriented, Waterfront - Ocean, Road - Paved, Phone to Lot, Underground Services, Marina Nearby, Potential Recreation, Pets Allowed, Can Be Rented, Recreational, Rocky Shore



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