

# MARSH HARBOUR AREA ABACO

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Discover this beautiful CBS pool home with breathtaking views of the Sea of Abaco. This exceptional property features a spacious main residence plus a fully furnished 1/1 apartment, perfect for use as an income-producing rental or private guest accommodations. As you enter the main home, your eyes are immediately drawn to the stunning sea [...]

- 3 beds
- 3 baths
- Single Family Home
- Single Family Home
- For Sale Only
- 2750 sq ft



## Basics



### Call us now

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



**WaterEdge  
Realty**

**Rental Amount:** 629000  
**Subdivision:** Great Cistern  
**Half Bathrooms:** 1  
**Lot Depth:** 163  
**Construction:** Concrete Block  
**Category:** Single Family Home  
**SqFt Total 1st Floor:** 2430  
**SqFt Total Other Floor:** 850  
**Type:** Single Family Home  
**Bedrooms:** 3 beds  
**Area:** 2750 sq ft  
**Year built:** 2006

**Location:** Marsh Harbour  
**Island:** Abaco  
**Lot Width:** 110  
**Lot Shape:** Rectangular  
**Floors In Building:** 2  
**SqFt Total Lower Floor:** 1620  
**SqFt Total 2nd Floor:** 810  
**Total Finished Floor Area:** 2750  
**Status:** For Sale Only  
**Bathrooms:** 3 baths  
**Lot size:** 17939 sq ft

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## Property Features

**Amenities:** Wheelchair Access,Garden Area,Wkshop  
- Detached,Swimming Pool,Main Level Entry,Water  
Purifier,Sprinkler System,Partial Furnished,Short Term  
Allowed

**Exterior Finish:** Finished Concrete

**Water:** City

**Flooring:** Mixed

**Roof:** Asphalt Shingle

**Insulation (Ceiling):** Yes

**Air conditioning (Condo):** Central

**Covered Parking (Condo):** 2

**Parking Type:** Garage - Double

**Style:** 2 Storey-Main L Entry

**Sewer:** Septic - Yes

**Laundry:** In Unit

**Road:** Street

**Foundation:** Yes

**Insulation (Walls):** Yes

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

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

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## Rooms&Units Description

**Unit Number:** R Fancy



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## Miscellaneous

**Restrictions:** None

**Legal Description:** 17,939 sq. ft parcel on the Sea of Abaco north of Murphy Town near Great Cistern 10 minute's from Marsh Harbour. Includes house, apartment and garage

**Site Influences:** Adult Oriented, Easy Access, Family Oriented, Shopping Nearby, Quiet Area, Landscaped, Seniors Oriented, Waterfront - Ocean, Level Lot, Underground Services, Pets Allowed, Can Be Rented



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