

# PELICAN HOUSE, MARSH HARB ABACO

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Introducing the Pelican Home, a stunning waterfront estate offering 15,230 square feet of prime property with 1,070 square feet under air, 171.90 feet of private shoreline, and a 100-foot double-sided deep water dock—perfect for yacht owners and boating enthusiasts. Perched on the prestigious Pelican Shores in the heart of Marsh Harbour, Abaco, this elevated residence [...]

- 2 beds
- 2 baths
- Single Family Home
- Single Family Home
- For Sale Only
- 1538 sq ft



## Basics



### Call us now

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Address: Nassau, Bahamas



**WaterEdge  
Realty**

**Title of Property:** PELICAN HOUSE, M.H.

**Subdivision:** Pelican Shores

**Lot Number:** 7 & 8

**Lot Depth:** 165

**Block:** 2

**Floors In Building:** 2

**SqFt Total 1st Floor:** 708

**Total Finished Floor Area:** 1070

**Status:** For Sale Only

**Bathrooms:** 2 baths

**Lot size:** 15230 sq ft

**Location:** Marsh Harbour

**Island:** Abaco

**Lot Width:** 136

**Lot Shape:** Irregular

**Construction:** Concrete Block

**Category:** Single Family Home

**SqFt Total 2nd Floor:** 362

**Type:** Single Family Home

**Bedrooms:** 2 beds

**Area:** 1538 sq ft

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## Property Features

**Amenities:** Kitchen Built-in(s),Main Level Entry,Dock

**Exterior Finish:** Finished Concrete

**Water:** City

**Flooring:** Ceramic Tile,Wood

**Roof:** Asphalt Shingle

**Basement Type:** Slab

**Insulation (Walls):** Unknown

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

**Style:** Patio Home

**Sewer:** Septic - Yes

**Laundry:** In Unit

**Road:** Street

**Foundation:** Yes

**Insulation (Ceiling):** Unknown

**Air conditioning (Condo):** Central

**Parking Type:** Open

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## Miscellaneous

**Restrictions:** Restr. Covnts

**Legal Description:** Portion of Lots 7 & 8, Block 2, Pelican Shores Subdivision, Marsh Harbour

**Site Influences:** Adult Oriented,Central location,Easy Access,Family Oriented,Highway Access,View - Ocean,Low Maint Yard,Shopping Nearby,Quiet Area,Landscaped,Seniors Oriented,Waterfront - Ocean,Road - Paved,Level Lot,Can Be Rented,Harbour



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