#### SUNSET POINT VILLA 8 ABACO

https://wateredgebahamas.com









A unique offering at Sunset Point: the only 2b/2.5b villa in the community, and an entirely different floor plan to all of the other homes. Scheduled for completion by December 2024, you could be spending this Xmas on Elbow Cay! Chic, tropical, with all the modern conveniences and a private 42′ dock at your front [...]

- 2 beds
- 2 baths
- Single Family Home
- Single Family Home
- For Sale Only
- 2360 sq ft





#### Call us now

Phone: 242.424.4448

Email: info@wateredgebahamas.com

Address: Nassau, Bahamas



### **Basics**

**Location:** Elbow Cay/Hope Town **Subdivision:** 974

Island: Abaco Half Bathrooms: 1

Lot Number: 8 Construction: Frame

Category: Single Family Home SqFt Total 1st Floor: 1026

**SqFt Total 2nd Floor:** 772 **Total Finished Floor Area:** 1798

Type: Single Family Home

Bedrooms: 2 beds

Area: 2360 sq ft

Status: For Sale Only

Bathrooms: 2 baths

Lot size: 2887 sq ft

Year built: 2022

## **Property Features**

Amenities: Garden Area, Kitchen Built- Shared Amenities: Pool Outdoor, Beach

in(s), Main Level Entry, Dock, Impact

Windows,Stand-by

Generator, Furnished, Hurricane Windows

**Style:** Bahamian Style **Exterior Finish:** Hardi Plank

**Sewer:** Septic - Yes **Water:** Other

Laundry: In Unit Flooring: Mixed

Road: Street Roof: Shake

Foundation: Yes Insulation (Ceiling): Yes

Insulation (Walls): Yes Air conditioning (Condo): Central

Patio, Patio, Porch Management, Caretaker, Landscaping, Garbage

Disposal

Parking Type: Garage - Single

# Miscellaneous



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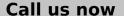


**Restrictions:** Restr. Covnts

Legal Description: Sunset Point Lot 8, Abaco Inn, Elbow Cay, Abaco, Bahamas

**Site Influences:** Central location, Easy Access, Family Oriented, Southern Exp, Low Maint Yard, Shopping Nearby, No Thru Road, Cul-desac, Landscaped, Waterfront - Ocean, Phone to Lot, Level Lot, Underground Services, Marina Nearby, Can Be Rented, Recreational





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