

# SUNSET POINT VILLA 8 ABACO

<https://wateredgebahamas.com>



\$2,500,000



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](mailto:info@wateredgebahamas.com)  
Address: Nassau, Bahamas



**WaterEdge  
Realty**

---

## Basics

**Location:** Elbow Cay/Hope Town

**Island:** Abaco

**Lot Number:** 8

**Category:** Single Family Home

**SqFt Total 2nd Floor:** 772

**Type:** Single Family Home

**Bedrooms:** 2 beds

**Area:** 2360 sq ft

**Year built:** 2022

**Subdivision:** 974

**Half Bathrooms:** 1

**Construction:** Frame

**SqFt Total 1st Floor:** 1026

**Total Finished Floor Area:** 1798

**Status:** For Sale Only

**Bathrooms:** 2 baths

**Lot size:** 2887 sq ft

---

## Property Features

**Amenities:** Garden Area,Kitchen Built-in(s),Main Level Entry,Dock,Impact Windows,Stand-by Generator,Furnished,Hurricane Windows

**Style:** Bahamian Style

**Sewer:** Septic - Yes

**Laundry:** In Unit

**Road:** Street

**Foundation:** Yes

**Insulation (Walls):** Yes

**Outdoor Area (Condo):** Covered Patio,Patio,Porch

**Parking Type:** Garage - Single

**Shared Amenities:** Pool Outdoor,Beach

**Exterior Finish:** Hardi Plank

**Water:** Other

**Flooring:** Mixed

**Roof:** Shake

**Insulation (Ceiling):** Yes

**Air conditioning (Condo):** Central

**Assessment Includes (Condo):** Management,Caretaker,Landscaping,Garbage Disposal

---

## Miscellaneous



### Call us now

Phone: 242.424.4448

Email: [info@wateredgebahamas.com](mailto:info@wateredgebahamas.com)

Address: Nassau, Bahamas



**WaterEdge  
Realty**

**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-de-sac,Landscaped,Waterfront - Ocean,Phone to Lot,Level Lot,Underground Services,Marina Nearby,Can Be Rented,Recreational



**Call us now**

Phone: 242.424.4448

Email: [info@wateredgebahamas.com](mailto:info@wateredgebahamas.com)

Address: Nassau, Bahamas



**WaterEdge  
Realty**