

# SWEET MERLOT, LIGHT ROAD ELEUTHERA

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Welcome to Sweet Merlot, a beautifully designed island retreat in the heart of Rainbow Bay, one of Eleuthera's most coveted coastal communities. This thoughtfully crafted compound features a spacious 4-bedroom, 3.5-bathroom primary residence, a charming 2-bedroom, 2-bath guest cottage connected via a dual-entry foyer, and a separate guest studio/home office above, ideal for extended family, [...]

- 6 beds
- 5 baths
- Single Family Home
- Single Family Home
- For Sale Only
- 3940 sq ft



## Basics



### Call us now

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



**WaterEdge  
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**Title of Property:** SWEET MERLOT  
**Island:** Eleuthera  
**Lot Number:** 8  
**Construction:** Other  
**Total Finished Floor Area:** 3940  
**Status:** For Sale Only  
**Bathrooms:** 5 baths  
**Lot size:** 10800 sq ft

**Location:** Rainbow Bay  
**Half Bathrooms:** 1  
**Block:** 10  
**Category:** Single Family Home  
**Type:** Single Family Home  
**Bedrooms:** 6 beds  
**Area:** 3940 sq ft  
**Year built:** 2015

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## Property Features

**Amenities:** Swimming Pool, Impact Shutters, Guest House, Furnished

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

**Sewer:** Septic - Yes

**Laundry:** In Unit

**Foundation:** Yes

**Outdoor Area (Condo):** Patio, Pool

**Parking Type:** Open

**Shared Amenities:** Tennis Court(s)

**Exterior Finish:** Wood

**Water:** City

**Roof:** Asphalt Shingle

**Air conditioning (Condo):** Split

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

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## Miscellaneous

**Legal Description:** Property known as Sweet Merlot, 4 Bed 3.5 bath, guest cottage 3 bed 3 bath with pool, Sec A, Block 10, Lot 8 Rainbow Bay, Eleuthera, Bahamas.

**Site Influences:** Easy Access, Family Oriented, Highway Access, View - Ocean, Quiet Area, Road - Paved, Pets Allowed



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