

VILLA 1311, GRAND ISLE EXUMA & EXUMA CAYS

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Sun, sand, and sea are the order of the day when Villa 1311 is your home away from home. Located in the beachfront community of Grand Isle at Emerald Bay, Great Exuma, this 3-bedroom luxury retreat is ideally positioned on an elevated bluff, capturing sweeping ocean views and just steps from the powder-soft white sands [...]

- 3 beds
- 3 baths
- Condo
- Condo
- For Sale Only
- 2730 sq ft



Basics



Call us now

Phone: 242.424.4448
Email: info@wateredgebahamas.com
Address: Nassau, Bahamas



**WaterEdge
Realty**

Location: Emerald Bay
Island: Exuma & Exuma Cays
Floors In Building: 2
Total Finished Floor Area: 2730
Status: For Sale Only
Bathrooms: 3 baths
Lot size: 0 sq ft

Subdivision: Grand Isle Resort & Residences
Construction: Concrete Block
Category: Condo
Type: Condo
Bedrooms: 3 beds
Area: 2730 sq ft
Year built: 2008

Property Features

Amenities: Additional Accom., Jetted Bathtub, Impact Windows, 24 Hour Security, Night Security, Furnished, Hurricane Windows

Style: 2 Storey-Main L Entry

Sewer: Connected

Laundry: In Unit

Road: Street

Foundation: Yes

Insulation (Ceiling): Yes

Air conditioning (Condo): Central

Assessment Includes (Condo):

Management, Caretaker, Maintenance, Landscaping, Garbage Disposal, Insurance

Shared Amenities:
Exercise Centre, Pool
Outdoor, Storage
Unit, Beach

Exterior Finish:
Stucco, Finished
Concrete

Water: City

Flooring: Travertine

Roof: Wood Shingle

Basement Type: Slab

Insulation (Walls): Yes

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

Parking Type: Garage
- Single, Street

Rooms&Units Description

Units In Building: 4

Levels per Unit: 2

Units In Complex: 78



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Miscellaneous

Restrictions: Home Association

Legal Description: Villa 1311, Grand Isle Resort and Residences, Emerald Bay, Great Exuma, The Bahamas

Site Influences: Adult Oriented, Central location, Easy Access, Family Oriented, Golf Course Nearby, Highway Access, View - Ocean, Shopping Nearby, Sidewalk, Recreation Nearby, No Thru Road, Landscaped, Seniors Oriented, Road - Paved, Underground Services, Marina Nearby, Can Be Rented, Gated Community



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