



Man O' War Cay Abaco, Bahamas



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Information deemed reliable but not guaranteed



Man O' War Cay, Abaco, Bahamas

A magical place, this 14 acre very private estate has to be seen to be understood, and believed. Located towards the north end of Man O' War Cay, it stretches from the Atlantic Ocean to the Sea of Abaco with beaches on both shores. This is the finest one of a kind piece of property in all of Abaco, and arguably in the whole of the Bahamas.

The 3 bedroom, 3 bathroom main house commands views over beautifully landscaped grounds, which mix native vegetation with 4,000 + green buttonwoods, silver buttonwoods, sea grapes and Coconut palms planted over the past 12 years by the present owner. With over 6,500 sq. ft. of interior space and French doors opening onto 3,200 sq. ft. of covered verandas and porches, lush island breezes cool the surrounds. Uninterrupted Ocean and Sea of Abaco views pull ones gaze over the lawns and gardens to the waters beyond.

On the main level, below the expansive upstairs master bedroom suite and library / office, are the sitting room, dining room, breakfast room and kitchen. Off the entrance hall is a powder room and off the kitchen is a large pantry and a laundry room area. Beside and down a short covered breezeway "Sunrise" and "Sunset" offer two very private guest suites. Little has not been thought of, from the stainless steel roof, to the over 150 mph hurricane windows and doors, to the air conditioned and dehumidified air handling system, to the lower level exercise room, spa bathroom and workshop / storage areas.

A 4 bedroom, 3 bathroom, fully air conditioned guest house with 2,200 sq. ft. of interior space and 360 sq. ft. of covered porch and balcony offers a comfortable retreat close to the private marina. With three bedrooms and bathrooms, a large sitting room, TV / study room and dining room / kitchen there is little more that could be asked for.

A hurricane proof sea wall cut painstakingly through solid rock opens through a 35 ft. wide entrance, into a private marina with a MLW depth of 8 feet and 390 linear feet of 9 ft. wide docks. A covered boat lift with 13,000 lb capacity and a boat house set up with freezers, a high capacity ice maker, rod and tackle storage, scuba equipmet storage and much more offers the ultimate facility for inshore and offshore fishing, scuba diving and most conceivable boating activities.

A 1,283 sq. ft. maintenance building houses a 5,000 gallon a day reverse osmosis water maker which when needed can be fed into 200,000 +/- gallons of rain water capacity. It includes a work shop facility, storage for house and garden inventory, vehicle garaging, laundry room and staff bathroom. The current manager has operated the estate since it was purchased by the present owner and is directly responsible for the immaculate condition of the property as it is today.

Although main electricity comes directly onto the property, there are three back up generators which are housed in two separate buidlings, one proximate to the marina and guest house and the other proximate to the main house. You can run the full facilities of the main house on the 75 kw generator, run the guest house and marina individually on the 40 kw generator, and use the 13 kw as a stand by for the main house when the owners are not in residence. There is ultimate flexibility designed into the system and this along with landline telephone and satellite internet allows for comfort and consistency of all types of communication.

Whether in the cabana on the Atlantic or Sea of Abaco beach front, whether walking the meticulously groomed coral walled walkways that permeate the entire estate, the allure of the fragrances of the bougainvilla, jasmine, hibiscus and oleander will relax you and make you feel you are in one of the most intimate and special places in all of the Bahamas.



Man O' War Cay Abaco, Bahamas



LAND: 14 Acres - 609,840 sq. ft. - Ocean frontage measures 983 feet, Sea of Abaco frontage 1,040 feet. Beautiful sandy ocean and sea beaches. Nearly one mile of illuminated golf cart roads surfaced with crushed limestone crisscross the property.

RESIDENCE:

Main Level:

1,690 sq. ft. of Interior Space -
 Living Room - 26' 8" x 21' 0"
 with wood burning fireplace.
 Dining Room - 21' 0" x 13' 6"
 Kitchen - 16' 3" x 9' 3"
 Breakfast Room - 11' 5" x 9' 6"
 Pantry - 9' 10" x 9' 6"
 Pantry - 6' 0" x 2' 6"
 Laundry - 6' 0" x 3' 0"
 Entry Foyer - 11' 0" x 9' 0"
 Stair Foyer - 9' 6" x 5' 3"
 Powder room - 7' 6" x 3' 7"
 1,934 sq. ft. of covered veranda.
 North - 65' x 7'
 East - 19' x 7', 21' x 15'
 South - 39' x 7', 26' x 15'
 West - 41' x 7'

Guest Wing -

729 sq. ft. of Interior Space.
 "Sunrise" Bedroom - 17' 6" x 12' 3"
 Bath - 12' 6" x 6' 2"
 "Sunset" Bedroom - 17' 6" x 12' 3"
 Bath - 12' 6" x 6' 2"
 416 sq. ft. of breezeway
 and covered balcony.
 Breezeway - 37' x 5'
 "Sunrise" Balcony - 17' x 6'
 "Sunset" Balcony - 17' x 6'

Upper Level:

1,454 sq. ft. of Interior Space -
 Master Bedroom - 21' 0" x 15' 6"
 His Bath - Dressing Room - 18' 0" x 6' 0"
 Walk-in Closet - 7' 0" x 5' 0"
 Her Bath - Dressing Room - 15' x 9'
 Walk-in Closet - 8' 0" x 6' 6"
 Study/Library - 21' 0" x 13' 9"
 Stair Landing - 17' 6" x 9' 3", 10' 0" x 5' 5"
 863 sq. ft. of covered balcony and open sundeck.
 Northwest - 21' x 7'
 West - 21' x 7'
 Northeast - 30' x 7'
 East - 21' 0" x 14' 6"

Lower Level:

2,651 sq. ft. of Interior Space
 Stair Landing - 9'6" x 9' 0"
 Foyer - 10' 0" x 9' 3"
 Exercise Room - 21' 0" x 13' 0"
 Spa Bathroom - 13' 6" x 9' 3"
 Wine Cellar - 12' 0" x 8' 0"
 Cart Garage - 16' 5" x 9' 3"
 Mechanical Room - 18' 6" x 16' 0"
 Storage Area - 27' 6" x 6' 1", 9' 6" x 6' 1"
 Workshop & Storage - 22' 6" x 13' 6", 13' 6" x 13' 0"

Cisterns - Fresh Water - beneath east veranda
 53,267 gallon capacity in four concrete tanks.

GUEST HOUSE

2,211 sq. ft. of Interior Space -
 Living Room - 22' 0" x 18' 4"
 Kitchen - 18' 4" x 8' 0"
 Dining Area - 18' 4" x 13' 0"
 Bedroom - 15' 11" x 13' 6"
 Bath - 11' 9" x 4' 9"
 Bedroom - 13' 6" x 12' 10"
 Bath - 7' 11" x 4' 11"
 Hallway - 13' 2" x 3' x 3"
 One half level up -
 Sitting room/study - 15' 0" x 14' 1"
 Master Bedroom - 16' 9" x 14' 0"
 Bath - 13' 5" x 9' 6"
 Walk-in Closet - 6' 8" x 3' 11", 5' 3" x 3' 11"
 Stair Landing - 8' 3" x 3' 11"
 Hall - 13' 5" x 4' 11"
 360 sq. ft. of covered porch and balcony
 Front porch - 30' 0" x 8' 0"
 Master balcony - 15' 0" x 8' 0"
 Garage - Storage - Utility - 1,283 sq. ft.
 Machinery Store & Workshop - 27' 11" x 25' 0"
 Laundry - 10' 7" x 5' 4"
 Reverse Osmosis-Watermaker room - 15' 10" x 8' 6"
 Staff Toilet & Pump Room - 9' 5" x 9' 3"
 Boat House at Dock - 10' 3" x 10' 3"
 Covered porch - 10' x 10'

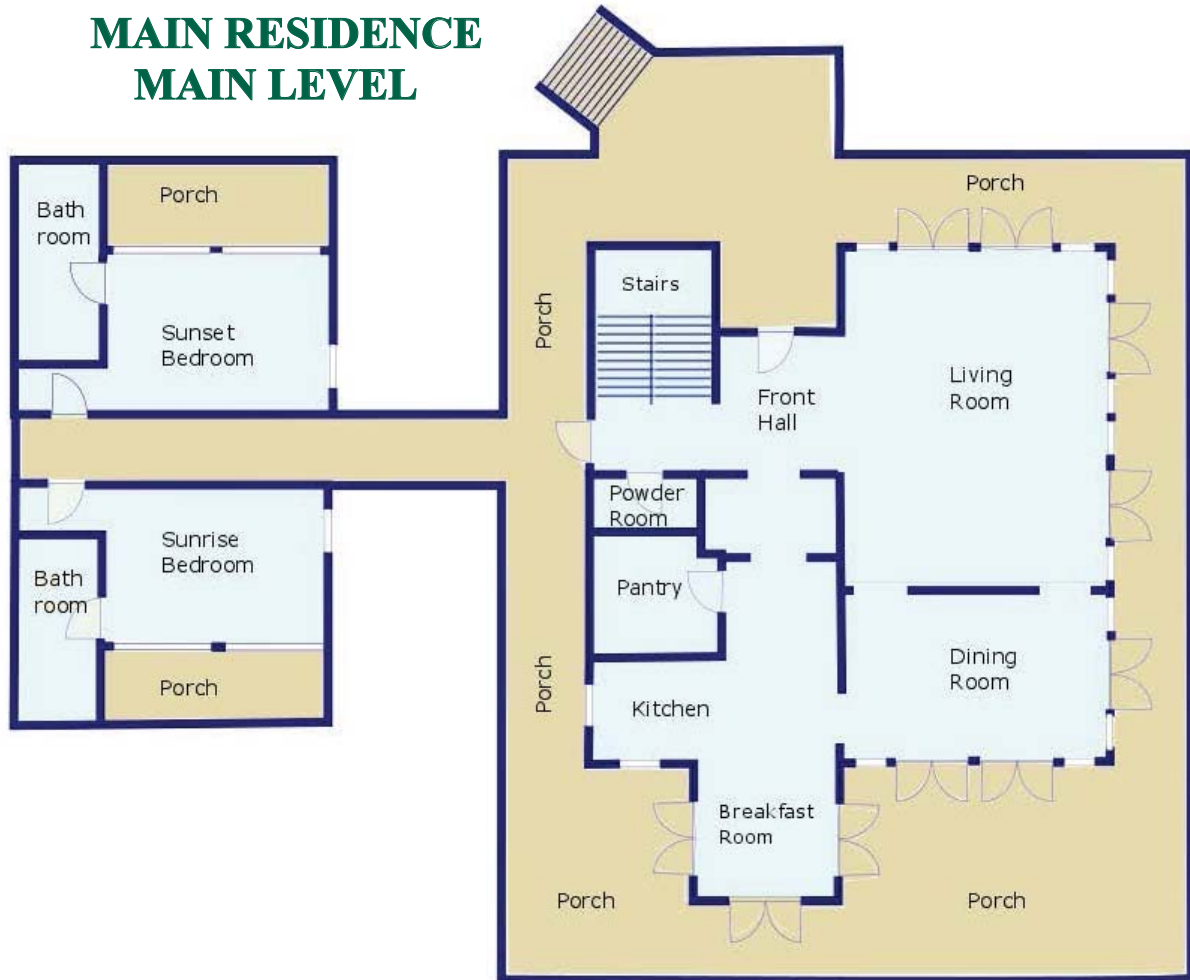
HARBOUR - 100' x 107' - 390 linear feet of 9' wide dock around perimeter. 30' x 18' Covered Boat Lift. Harbour carries a draft of 8 ft. at MLW

Fresh Water: As with most homes in the Abaco Cays, the roofs are designed to catch rainwater. Total property water storage capacity is approximately 200,000 gallons in fifteen tanks or cisterns. In addition to rainwater, the property maintains its own desalination plant, which can provide 5,000 gallons of water per day.

Cooling: The residence and guest quarters are centrally air-conditioned. Sanitation: Septic Tanks. Electricity: Public Utility Telephone: Public Utility.

\$11,750,000. - exclusive of 1/2 Bahamian Stamp & Vat Taxes and purchaser's legal fees.

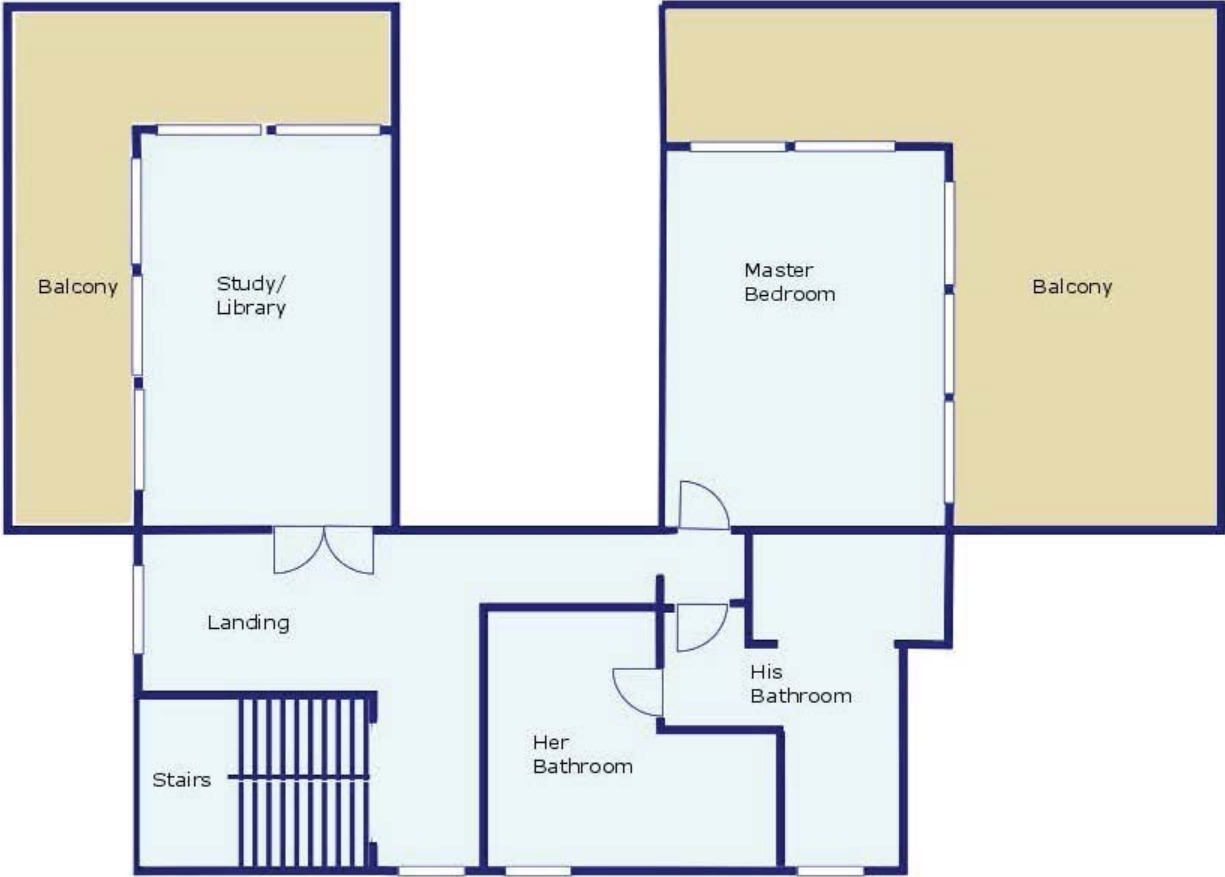
MAIN RESIDENCE MAIN LEVEL





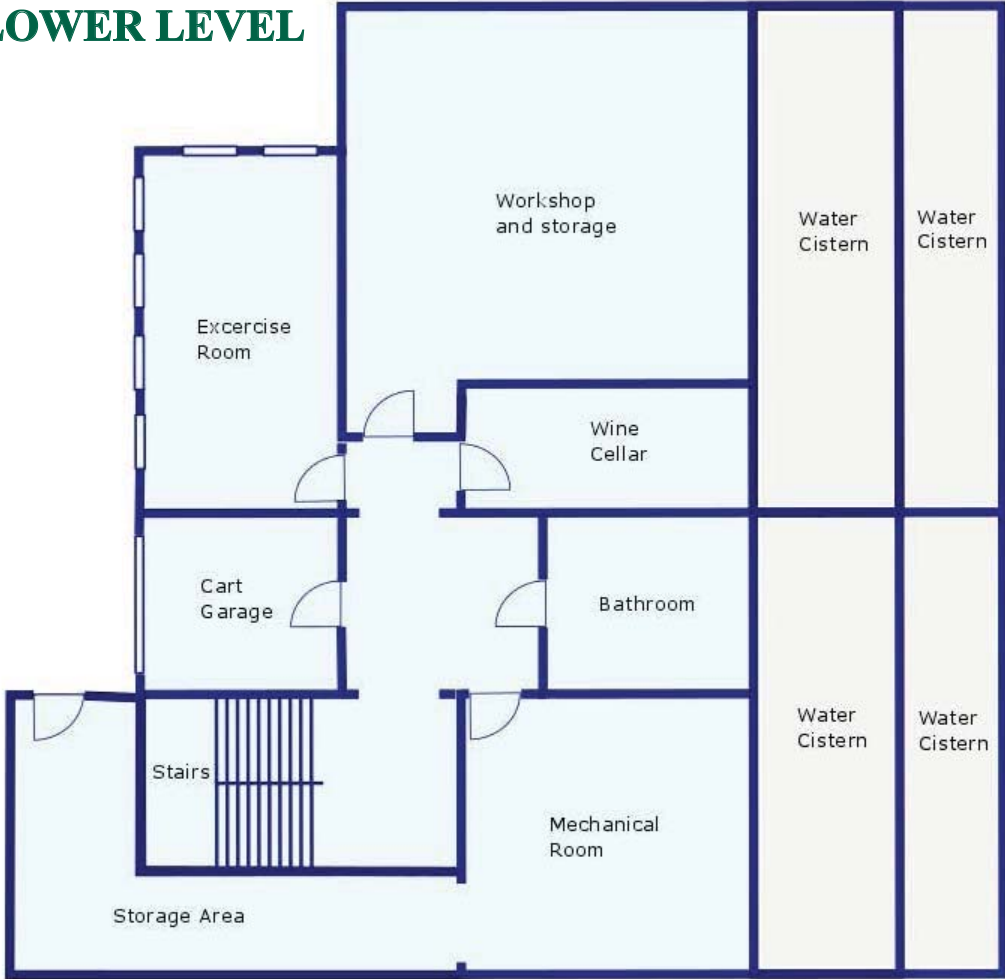


**MAIN RESIDENCE
UPPER LEVEL**



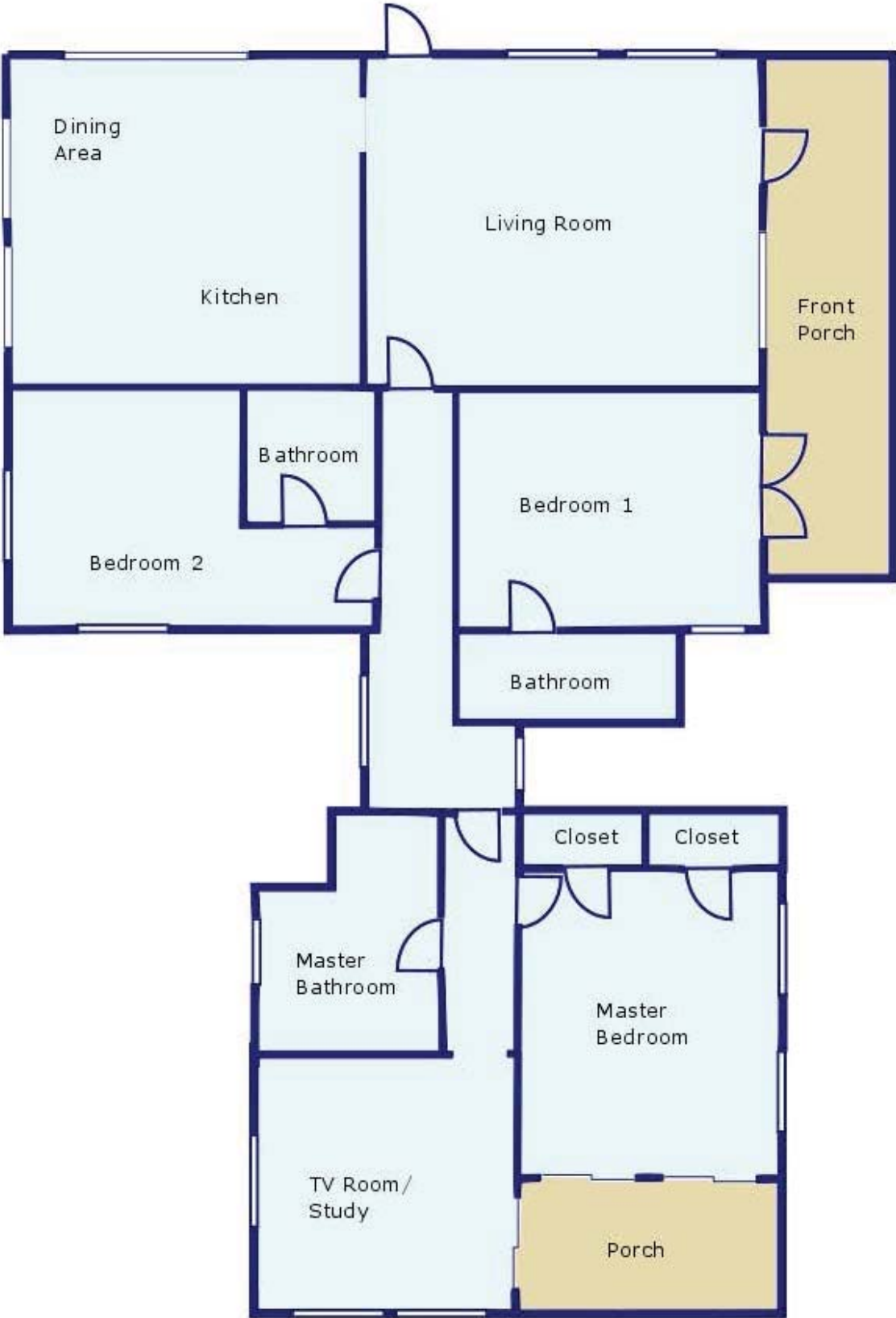


**MAIN RESIDENCE
LOWER LEVEL**





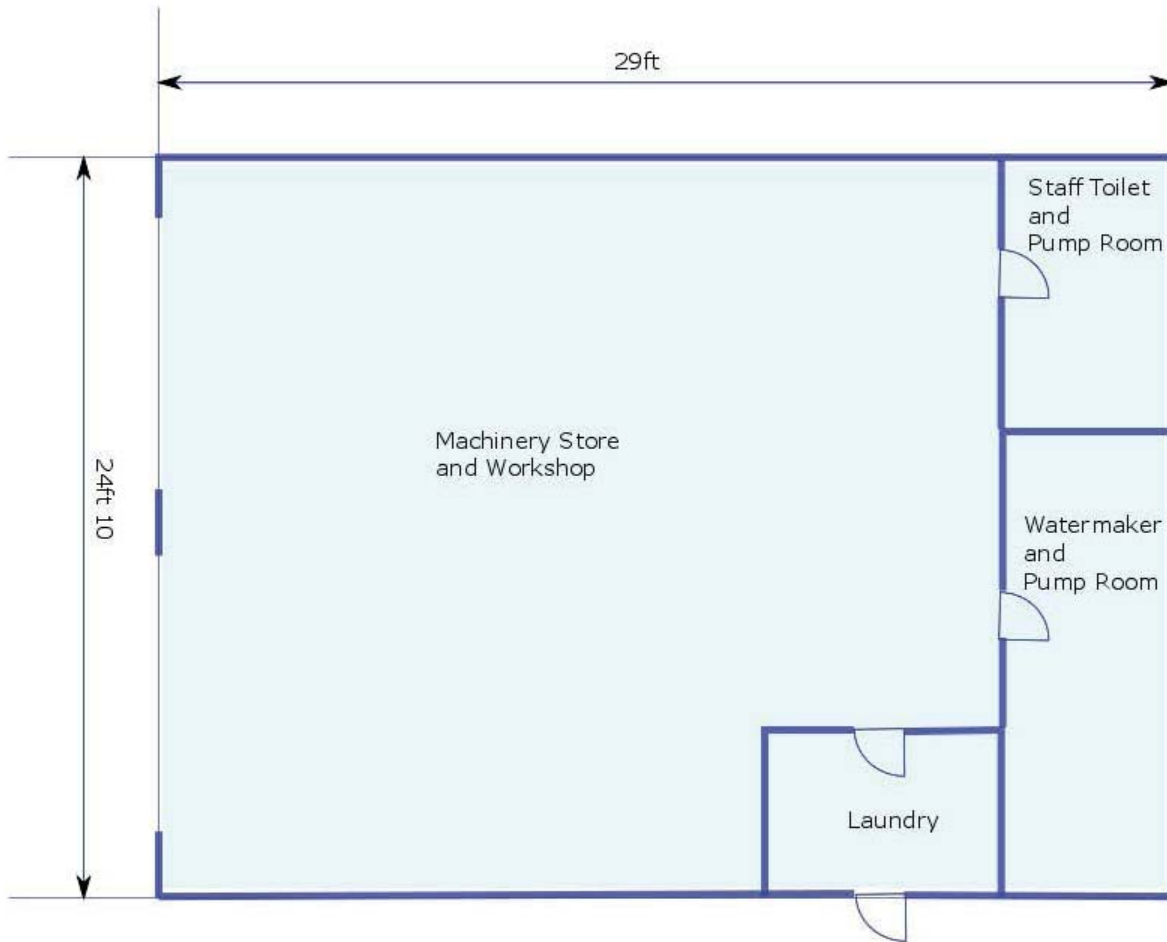
GUEST HOUSE







GARAGE - STORAGE - UTILITY





HARBOUR PLAN

