



## Great Guana Cay, Abaco, Bahamas.



Newly built in June 2004, this charming 3 bedroom, 2 bath oceanfront residence is perched on a 50 foot elevation above the incredibly pristine, pink and white sandy beaches of the Atlantic Ocean on Great Guana Cay, Abaco, Bahamas.

### Property:

- \* 12,105 sq. ft. beachfront lot on Atlantic Ocean
- \* 50 foot elevation above beachfront

### Residence:

- \* 3 bedroom, 2 bath, plus loft on two levels
- \* 1,558 sq. ft. of oceanfront living space
- \* Fully furnished /decorated in tropical colors
- \* Additional 636 sq. ft. of open decks
- Living/Dining Area:**
  - \* Open concept, comfortable island style layout
  - \* Large sliding glass doors opening onto deck area
  - \* Dining area seating up to 10 persons
  - \* Ideal for casual entertaining

### Kitchen:

- \* Modern, fully equipped, open concept
- \* Side-by-side refrigerator, electric oven/range
- \* Microwave, dishwasher, coffeemaker
- \* Accent track lighting, custom cabinetry

### Master Bedroom:

- \* Four poster-king size bed, walk-in closet
- \* 8' sliding glass doors with ocean views
- \* Private bath with tiled shower

### Guest Bedrooms:

- \* Queen beds in both guest bedrooms

### Loft:

- \* Circular staircase to loft on 2nd level
- \* Comfortable sofas, satellite TV
- \* 360 view of Atlantic Ocean and Sea of Abaco

### Additional Amenities:

- \* 18" ceramic floor tiles in kitchen, living & dining areas
- \* Central Air-conditioning, ceiling fans throughout
- \* Telephone, Satellite TV, High Speed Internet
- \* 2 - 11,000 gallon fresh water cisterns
- \* 5 KW stand-by emergency power generator

Reference # AES 284- Offered For Sale - Fully Furnished at:

**\$735,000.**

- exclusive of 1/2 Bahamian Stamp Duty and purchaser's legal fees.



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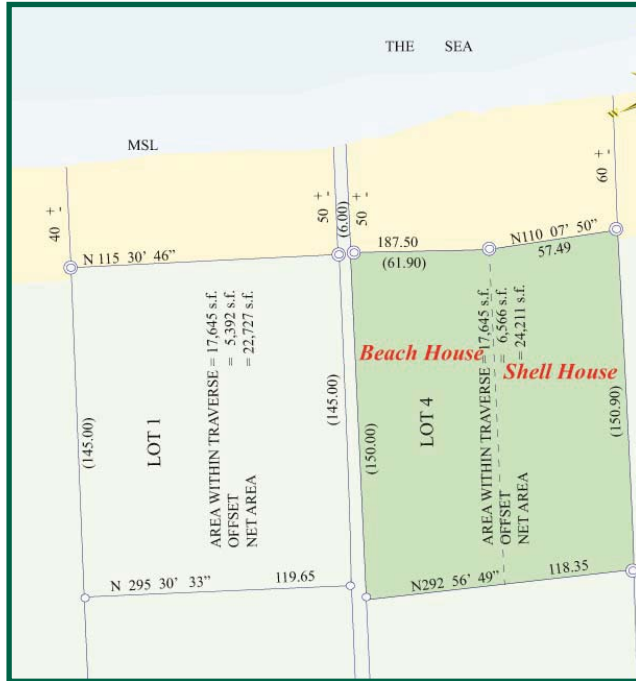
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*This information is considered accurate, but not warranted and is subject to changes or withdrawals without notice*

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Great Guana Cay, Abaco, Bahamas.



"Shell House" represents all one could desire in a private tropical oceanfront island home - newly built, comfortable, relaxing atmosphere, breath-taking views of the Atlantic Ocean and miles of pristine white sandy beaches at your doorstep. Plus, the choice oceanfront location of "Shell House" provides this property with excellent vacation rental potential.



**ABACO ESTATE SERVICES**  
 REAL ESTATE SALES • VACATION RENTALS • PROPERTY MANAGEMENT

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