

Stirling Point



Scotland Cay, Abaco Bahamas

LAND - 81,888 sq. ft. - 1.87 Acres, 496.37' of water frontage
Parcel # 8 - 23,393 sq. ft. - 123.6' of water frontage
Parcel # 9 - 32,393 sq. ft. - 214.47' of water frontage
Parcel # 10 - 25,960 sq. ft. - 155.3' of water frontage



RESIDENCE - 3 bedroom, 2 1/2 baths - 1,800 sq. ft. of living space and over 1,000 sq. ft. of decks

Residence - 900 sq. ft.

Kitchen - 15' x 9' - 135 sq. ft.

Living/Dining - 29' x 14' - 406 sq. ft.

Master bedroom - 12' x 14' - 168 sq. ft.

Master bath - 14' x 7' - 98 sq. ft.

Guest House - 900 sq. ft.

Bedroom #1 - 13' x 11' - 143 sq. ft.

Bedroom #2 - 13' x 11' - 143 sq. ft.

Bath - 10' x 12' - 120 sq. ft.

Den - 17' x 17' - 289 sq. ft.

1/2 Bath - 5'6" x 4" - 21.6 sq. ft.

Laundry - 7' x 9' - 63 sq. ft.

Fresh water - 20,000 Gal. under house #1, 20,000 Gal. under house #2 - Total = 40,000 gallons.

Covered Deck - 1000 sq. ft.

Dock - 80', Lift capacity - 8,000 to 10,000 lb.

Garage #1 - 30' x 15' - 450 sq. ft.

Garage #2 - 30' x 15' - 450 sq. ft.

Generator - gas

“Stirling Point” is a three bedroom, 2 1/2 bath Island Estate situated on three parcels on “The Sea of Abaco”. Nicely elevated with southerly sea views. Scotland Cay a private island can be accessed by air with it's 3500' private runway or by sea with daily ferry service from Marsh Harbour. This estate offers every amenity for the boating enthusiast.

abacocaysrealty.com reference # SCH1003 - Offered for sale with three available options:

Option #1 - The entire estate at: **\$1,965,000.** - exclusive of 1/2 Bahamian Stamp Duty and purchaser's legal fees.

Option #2 - Parcel #'s 8 and 9 - 55,928 sq. ft. or 1.28 Acres - 338' of water frontage with houses and dock at:
\$1,503,000. - exclusive of 1/2 Bahamian Stamp Duty and purchaser's legal fees.

Option #3 - Parcel # 10 - 25,960 sq. ft. - 155.3' of water frontage at:
\$545,000. - exclusive of 1/2 Bahamian Stamp Duty and purchaser's legal fees.



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