



GREAT GUANA CAY, ABACO, BAHAMAS

LAND - Approximately - 17,800 sq.ft. - .4086 Acre -
80' of Beach-front - 160' in depth.

RESIDENCE - 3 Bedroom, 3 Bath - 1,686 sq.ft. of Living Space on two levels
- 726 sq.ft. of exterior Decks.

Lower Level -

- Great Room -
 - Living Area - 18' 0" x 12' 1"
 - Dining Area - 12' 2" x 11' 10"
 - Kitchen - 11' 10" x 11' 0"
- East Bedroom - 11' 8" x 10' 7"
- Bath - 9' 6" x 5' 10"
- West Bedroom - 11' 8" x 10' 10"
- Bath - 8' 8" x 5' 8"
- Laundry - 5' 6" x 5' 3"
- North Verandah - 43' 0" x 8' 0"
- South Deck - 8' x 32'

Upper Level -

- Master Bedroom - 17' 6" x 9' 11"
- Master Bath - 13' 6" x 5' 0"
- Walk-in Closet - 8' 4" x 7' 0"
- Balcony - 18' 8" x 8' 0"

- Fresh Water - 16,000 Gallons
- Cooling - Central Air-conditioning and ceiling fans throughout.
- Electricity - Public Utility with 5 KW Auxiliary Generator.
- Dockage - Deeded access to a semi-private 115' x 8' Dock on the Sea of Abaco.
- Rental Rates - \$3,000 per week - Maximum Occupancy 6 persons.

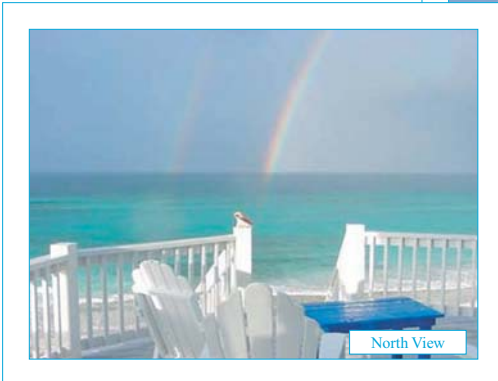
Watch Hill is a delightful, immaculate beach-front home, built in 2002. Each bedroom and the "Great Room" have access to exterior decks and incredible views of the Atlantic Ocean. The stairway leads you to a fabulous white sand beach. Screens on all the sliding glass doors allow sea breezes to flow through the house. The house has been decorated in a "clean beach style" with a well-appointed kitchen. Entertainment and communications equipmet include satellite television, a VCR, CD/tape player, and VHF radio. Excellent Rental History and good income producer.

abacocaysrealty.com Reference # GGH1075

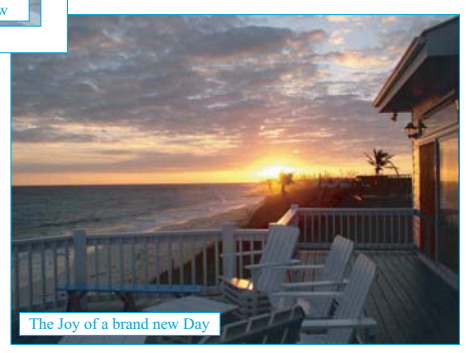
Offered for sale, Fully furnished and equipped, at: **\$1,380,000** - Exclusive of 1/2 Bahamian Stamp Tax and purchaser's legal fees.



South Corner



North View



The Joy of a brand new Day



**Abaco
Cays
Realty,
Ltd.**

Chris Plummer, BRI
Broker

Green Turtle Cay, Abaco, Bahamas
Tel/Fax: (242) 365-4648 - Cell: (242) 554-9451
e.mail: cplummer@abacocaysrealty.com
www.abacocaysrealty.com



