

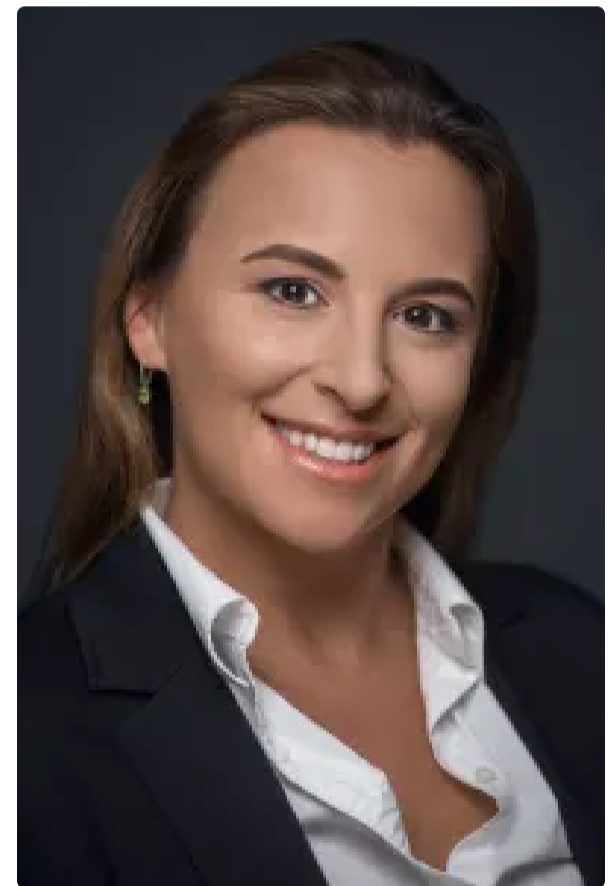
Abaco Oceanview Home For Sale

Abaco Oceanview Home For Sale, Green Turtle Cay, Abaco

Price: \$ 1,900,000
MLS #: 51617

NUMBER OF BEDS	NUMBER OF BATHROOMS	IN ACRES LOT	PROPERTY AGE YEAR BUILT
4	4 1-½	0.6	2011

Carefree Highway, located in a highly desirable, secluded area of Gillam Bay, is the ultimate luxury island retreat. The architectural design of the home emits Caribbean charm with every detail constructed to maximize the home's natural beauty within the serenity of its location. This turnkey 4-bedroom 4.5-bathroom home includes an air-conditioned two-car garage standing on an elevated foundation with sweeping views of the turquoise waters of Gillam Bay, the Atlantic Ocean, the placid waters of the renowned Bone Fishing Flats of Green Turtle Cay and the Sea of Abaco. This designer home is laid out in a pod style offering owners and guests privacy and independence. Each suite has its own private bath/entrance and is accessed via a shared elevated epi wood deck. With vaulted ceilings, high end appliances, large hurricane impact windows and doors (including hurricane shutters) that open onto an expansive wrap around deck, one gets a sense of seamless flow between the elegant interior space and majestic beauty of the outdoor space, making the home ideal for entertaining. The home is constructed of concrete and hardie board, nautically fenced yard, and a standing seam metal roof designed to withstand all weather conditions. Green Turtle Cay is a charming family-oriented community with a population of roughly 450 full time residents and a thriving expat community. The home rental market is a driving force of the local economy. The 3-mile-long island offers all the amenities that visitors and residence desire such as grocery stores, hardware stores, multiple churches, boat yards, beautiful boutique hotels, and multiple golf cart rental businesses. There is regular ferry service to the island multiple times a day from the mainland, weekly direct shipping from the US and Nassau and close proximity to Abaco's international airports. Carefree Highway is a 5 min walk to historic downtown New Plymouth, founded in 1783 and exudes old world charm. It is also less than a 5 minute walk from Gillam Bay or the Bone Fishing Flats, a day at the beach, snorkeling, or fishing the flats is literally in your backyard. A stone's throw from the deep-water harbor of Black Sound, there is ample moorings and marinas to accommodate the new owner's boat. Lastly, the home would be an incredibly desirable rental property for those looking to invest in an income producing vacation home, although historically this home has never been rented and is meticulously maintained. There has never been a better time to buy on this highly desirable Cay and this property is move in ready for its next owner.



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