



# Port New Providence Lot 63

Port New Providence Lot 63, Port New Providence, New Providence

Price: \$ 1,295,000  
MLS #: 37248

  
NUMBER OF  
BEDS  
**3**

  
NUMBER OF  
BATHROOMS  
**3 1 1-½**

  
PROPERTY AGE  
YEAR BUILT  
**2002**

Life on the water and boating from your doorstep...it doesn't get any better than this. 63 Port New Providence is a 3 bed, 3.5 bath Bahamian style home on a 15,456 sq.ft. lot with 47.41' of canal frontage with dockage. The covered porches, French doors, wooden shutters, picket fence, pool, dock and blooming landscape all work together to enhance this home's island style. This home's layout is fabulous with a lower level large living room with multiple French doors, a huge kitchen with stainless steel appliances and a large island, a cozy study and a formal dining room. The master en-suite bedroom is also conveniently located on the ground floor and features a huge walk-in closet and French doors opening onto a covered porch. The second level consists of 2 additional very large en-suite bedrooms, each with enough room for a sitting area and/or office space. Additional features include a stand-alone 2-car garage with ample storage that can easily be converted into a guest home; a generator, RO system, security system, laundry room with storage, split AC units, ceiling fans throughout, plantation shutters on all windows & doors, fruit trees, low maintenance landscaping. Port New Providence is a tranquil, family friendly gated community offering 24-hour security, a clubhouse, beach, tennis courts, a pond with a charming family of ducks and a playground.

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Listed by: Coldwell Banker Lightbourn Realty