

# 1-ACRE OCEANVIEW CANAL-FRONT HOMESITE

**\$950,000**



<b>Address:</b>	T & U Seaward West End, Grand Bahama
<b>City:</b>	Grand Bahama/Freeport
<b>Lot Size:</b>	43,000 sq. ft.
<b>Listing No:</b>	16-177
<b>Beds:</b>	0
<b>Baths:</b>	0
<b>Living Area:</b>	0 sq. ft.
<b>Year Built:</b>	n/a
<b>Status:</b>	active

## PROPERTY GALLERY



## PROPERTY DETAILS

Seaward of Grand Bahama 1-Acre Homesite on the Canal with Oceanviews. Located midway between Freeport and West End, just 65 miles east of West Palm Beach, Seaward is situated directly on an uncrowded Grand Bahama beach and centered around a deepwater harbour that provides a minimum of 105' of harbour frontage for every homesite. Recognized as one of Grand Bahama's premier residential enclaves, Seaward offers a luxurious and very private 35-acre ocean-oriented luxury enclave of just 21 one-acre oceanfront and oceanview homesites where a fortunate few homeowners will be able to wake to an endless ocean horizon caressed by soft tropical breezes, stroll Seaward's quiet beach, enjoy the community's freshwater pool and tennis complex or take their yacht out for a day of deep-sea fishing, snorkeling or island-hopping. As the centerpiece of the community, Seaward's natural limestone harbour provides a minimum draft of 8 feet below MLW to assure easy access for yachts of just about any size. With a 95 foot wide entrance channel, a 300 foot wide turning basin and

a minimum of 120 feet width for its entire length, the harbour is constantly replenished with clear water due to a 10-foot wide flow channel on the east side of the property. This is Seaward of Grand Bahama ...a place where families can create memories that will endure for generations. Presently there are Canal Lots O, P, Q, R and S being offered at \$795K. There are also larger Canal Lots T and U being offered at \$950K. If your desire is to build your home directly on the beach, waterfront lots F,G, H, I, and J are being offered at \$1.5M. Owners will be encouraged to design their homes to accommodate the developers requirements but with an understanding of other Owners so that they do not interfere with the enjoyment of Owners of neighboring homes. A copy of the Guidelines & Requirements is available upon request. Lots within Seaward are large and will accommodate greater options relative to other island lots, but Seaward's design guidelines will not permit homes which exceed the reasonable parameters of the Lots. Live your dream...Live in Seaward of Grand Bahama! Let Mosko Realty Grand Bahama show you how your dream can become reality! Call us at (242) 351-6445 for more information. Serious Inquires only please.

## AGENT DETAILS



### Deanna Battello

 [242-727-1123](tel:242-727-1123)

 [242-351-6445](tel:242-351-6445)

 [deanna@moskorealty.com](mailto:deanna@moskorealty.com)

Raised on the Island of Grand Bahama where she graduated as Head Girl from Freeport Anglican High School (now known as Bishop Michael Elsdon High School) and went off to the Big Apple to further her studies. Deanna returned home in May 2001 after graduating with High Honors from College of Mount Saint Vincent with a Bachelor of Science Degree in Biology and a minor in Chemistry.

What started out as Deanna coming to the office in 2002 to assist her parents as a past time has now turned into Deanna being a vital asset to the Grand Bahama Office. She passed Bahamas Real Estate Association Realtor licensing exam in 2004 and has been successful in her career in real estate since then as a Licensed BREA Realtor.

Deanna really listens and puts herself in her clients shoes to ensure her clients needs are fully addressed. Her main priority is to ensure her clients are happy and satisfied and then everything else comes naturally.



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