

# **LOT 91 DOLPHIN BEACH**

\$425,000



Address:	LOT 91, DOLPHIN BEACH EST,Guana Cay
City:	Abaco
MLS#:	61907
Lot Size:	32,806 sq. ft.
Listing No:	R1934
Beds:	0
Baths:	0
Living Area:	0 sq. ft.
Year Built:	n/a
Status:	For Saleonly

## **PROPERTY GALLERY**











### **PROPERTY DETAILS**

Nestled along the tranquil shores of the Sea of Abaco, Lot 91 spans 32,806 sq. ft. with 30 feet of elevated waterfront that forms a unique crescent-shaped peninsula—ideal for a well-protected dock with potential for a beach and breakwater. Surrounded by beautiful waterfront homes with substantial docks, this property is perfectly suited for boating enthusiasts and those seeking an island retreat. Dolphin Beach Estates is a thoughtfully designed residential community stretching from Guana Cay's renowned Atlantic Ocean Beach to the calm, protected waters of the Sea of Abaco. Tucked away in a peaceful section, the lot offers privacy while remaining close to all the island's amenities. Known for pristine beaches, laid-back charm, and vibrant social scene—with iconic beach bars like Nippers and Grabbers—the island is also

home to Baker's Bay Golf & Ocean Club, attracting celebrities and elite investors. With a thriving second-home rental market and high demand for waterfront properties, this is an outstanding investment opportunity. Build your dream home on Lot 91, Guana Cay.

### **AGENT DETAILS**



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