

## MARINA VILLA 5, GREEN TURTLE CAY

**\$849,000**



<b>Address:</b>	MARINA VILLA 5, Green Turtle Cay
<b>City:</b>	Abaco
<b>MLS#:</b>	61825
<b>Lot Size:</b>	10,000 sq. ft.
<b>Listing No:</b>	R900
<b>Beds:</b>	2
<b>Baths:</b>	2
<b>Living Area:</b>	1,900 sq. ft.
<b>Year Built:</b>	n/a
<b>Status:</b>	For Sale only

### PROPERTY GALLERY



### PROPERTY DETAILS

Discover the ultimate island retreat with this beautiful, newly built villa at the renowned Bluff House Resort, offering breathtaking views of White Sound. Thoughtfully designed with an open floor plan, this home features 2 spacious bedrooms strategically positioned on opposite sides for maximum privacy, along with 2.5 baths and seamless indoor-outdoor living. The home sits on a large, elevated lot reducing flood risk and allowing for incredible views. Nicely landscaped with golf cart garage in rear yard. New A/C units in both bedrooms for year-round comfort. A climate-controlled storage room under home with cistern for water. Home includes a 10k Generac generator for seamless power back up. The villa comes with a dedicated boat slip in the recently dredged marina, offering 4 feet at low tide, along with a new pier, power, and water hookups—making it ideal for boating enthusiasts. With a strong rental history, this villa is not only a perfect private getaway but

also a lucrative income-producing property in one of Green Turtle's most sought-after resorts. Don't miss it!

## AGENT DETAILS



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