

# HUMMINGBIRD

\$11,495,000



|              |                                |
|--------------|--------------------------------|
| Address:     | ARBOR ISLAND,Old Fort Bay      |
| City:        | New Providence/Paradise Island |
| MLS#:        | 62262                          |
| Lot Size:    | 29,035 sq. ft.                 |
| Listing No:  | R168                           |
| Beds:        | 8                              |
| Baths:       | 8                              |
| Living Area: | 29,035 sq. ft.                 |
| Year Built:  | n/a                            |
| Status:      | For Saleonly                   |

## PROPERTY GALLERY



## PROPERTY DETAILS

This exceptional 8 bed, 8.5 bath estate occupies a corner peninsula on Arbor Island in Old Fort Bay, set on a premier double lot with 260+ ft of deep-water frontage. Expansive outdoor spaces include lush tropical gardens, a large heated pool, breezy patios and a new waterside gazebo, plus two private guest cottages: a 2 bed/2 bath with kitchenette/wet bar and a 1 bed/1 bath retreat atop a fully enclosed 2 car garage. The main house features 5 spacious ensuite bedrooms, sun filled living areas with vaulted ceilings and a fully equipped open concept kitchen with premium appliances. Recent upgrades: custom perimeter fencing, 6 new patio doors, quartz countertops in kitchen/laundry, designer fixtures, plush carpets, and curated furnishings throughout. With direct deep-water access minutes from Nassau's best beaches, this turnkey property blends modern luxury with Bahamian charm, ideal as a private estate, vacation home or investment.

# AGENT DETAILS



## Nassau/New Providence Office

- [\(242\) 362-5219](tel:(242)362-5219)
- [\(242\) 362-5219](tel:(242)362-5219)
- [info@moskorealty.com](mailto:info@moskorealty.com)



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