

## LOT 2 COTTON GROUND, GUANA CAY

**\$75,000**



<b>Address:</b>	LOT 2 COTTON GROUND, Guana Cay
<b>City:</b>	Abaco
<b>MLS#:</b>	63299
<b>Lot Size:</b>	12,197 sq. ft.
<b>Listing No:</b>	R1387
<b>Beds:</b>	0
<b>Baths:</b>	0
<b>Living Area:</b>	12,197 sq. ft.
<b>Year Built:</b>	n/a
<b>Status:</b>	For Sale only

### PROPERTY GALLERY



### PROPERTY DETAILS

Located in Guana Cay's settlement near the harbour, this wooded lot offers a unique opportunity for a private island retreat. Its long, narrow shape provides flexibility in design, with potential harbour views from a slight elevation. Borders a tranquil pond to the north and is close to the road for easy access. Just five minutes on foot from the pristine Atlantic Beach and nearby grocery store, with Nipper's Beach Bar and Grabber's Grille within an eight-minute walk. The public dock is only six minutes away, ideal for boating enthusiasts. Consider purchasing adjacent Lot #2 for more space. This prime location combines natural beauty, convenience, and investment potential in a sought-after Bahamian setting.

## AGENT DETAILS



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