



## COCO BAY HOUSE

**\$2,300,000**



<b>Address:</b>	LOTS 13 AND 14, COCO BAY, Green Turtle Cay
<b>City:</b>	Abaco
<b>MLS#:</b>	65043
<b>Lot Size:</b>	33,342 sq. ft.
<b>Listing No:</b>	R2193
<b>Beds:</b>	3
<b>Baths:</b>	3
<b>Living Area:</b>	2,400 sq. ft.
<b>Year Built:</b>	2008
<b>Status:</b>	For Sale only

### PROPERTY GALLERY



### PROPERTY DETAILS

Discover Coco Bay House, an exceptional island retreat strategically located on the beach of Coco Bay on Green Turtle Cay, featuring breathtaking southwest views and a serene environment. This 3-bedroom, 3-bath home, which comfortably accommodates 13, spans 2,400 square feet across three levels, each offering spectacular sunsets and ever-changing vistas of the gin-colored waters of the protected bay. Situated on 33,342 square feet (0.765 acres) of beautifully landscaped grounds, the property includes 161.30 feet of pristine white sand beach. A 120-foot public dock is conveniently located just 700 feet to the west, perfect for boating enthusiasts. Hand-feed the turtles and stingrays, residents at the public dock. Coco Bay House is near the north end of Green Turtle Cay, with close proximity to the Green Turtle

Club and Bluff House Marina. Primarily used as a vacation rental, this well-maintained, fully provisioned beach home has consistently exceeded guest expectations, offering a clean, inviting paradise. Coco Bay House is professionally maintained by local caretakers

## AGENT DETAILS



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