

## BERRY PATCH

**\$2,950,000**



<b>Address:</b>	BERRY PATCH, Man-O-War Cay
<b>City:</b>	Abaco
<b>MLS#:</b>	65598
<b>Lot Size:</b>	17,652 sq. ft.
<b>Listing No:</b>	R1741
<b>Beds:</b>	2
<b>Baths:</b>	2
<b>Living Area:</b>	2,500 sq. ft.
<b>Year Built:</b>	2017
<b>Status:</b>	For Sale only

## PROPERTY GALLERY



## PROPERTY DETAILS

Berry Patch is island living at its finest, a rare sea-to-sea beachfront estate on Man-O-War Cay, with the Atlantic Ocean on one side and beachfront and docking on the Sea of Abaco on the other. Set on a 17,652 sq. ft. elevated lot, the property is protected by a full-length seawall along the Atlantic shore and enjoys sweeping open-ocean views. The residence features two bedrooms and two bathrooms, with an open living, dining, and kitchen layout designed to feel both spacious and effortlessly elegant, showcasing classic island architecture and craftsmanship. Expansive porches on both the ocean and bay sides frame panoramic water views—offering unforgettable sunrises over the Atlantic and glowing sunsets across the Sea of Abaco. Berry Patch includes a 70-foot private dock and a 24,000-lb boat lift, providing immediate access to protected cruising waters and the open sea. Rarely does a Man-O-War Cay estate combine this level of elevation,

protection, and dual-waterfront living.

## AGENT DETAILS



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