

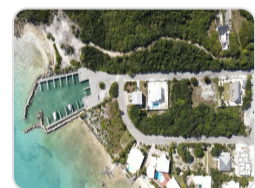
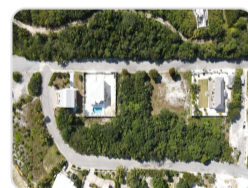
## SUNRISE BAY

**\$275,000**



<b>Address:</b>	MARSH HARBOUR, Marsh Harbour
<b>City:</b>	Abaco
<b>MLS#:</b>	65767
<b>Lot Size:</b>	9,750 sq. ft.
<b>Listing No:</b>	R1626
<b>Beds:</b>	0
<b>Baths:</b>	0
<b>Living Area:</b>	9,750 sq. ft.
<b>Year Built:</b>	n/a
<b>Status:</b>	For Sale only

## PROPERTY GALLERY



## PROPERTY DETAILS

Situated in the heart of Marsh Harbour, Sunrise Bay is a well-planned waterfront community offering modern infrastructure and a relaxed island setting. The neighborhood features underground utilities, paved roads, street lighting, and a thoughtfully designed marina with protected dock slips. Lot 24 is a generously sized vacant parcel of approximately 9,750 square feet, elevated between 15–20 feet above sea level and offering views of the harbour and marina. Just steps from the dock, this lot provides an ideal location for a custom island home. The sale includes a private dock slip with utilities already in place, making it ideal for boaters and waterfront enthusiasts. Whether you envision building a primary residence, a long-term rental investment, or a private island retreat, this property offers exceptional potential. Conveniently located minutes from restaurants, shops, hotels, fishing excursions, and the Marsh Harbour International Airport, with direct flights to the U.S.

and Canada, Sunrise Bay offers the perfect balance of tranquility and accessibility.

## AGENT DETAILS



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