



LOT 16 LEISURE LEE WATERWAYS, LEISURE LEE

\$830,000



Address:	LOT 16 LEISURE LEE WATERWAYS,Leisure Lee
City:	Abaco
MLS#:	66075
Lot Size:	12,600 sq. ft.
Listing No:	R454
Beds:	4
Baths:	3
Living Area:	2,500 sq. ft.
Year Built:	2022
Status:	For Saleonly

PROPERTY GALLERY



PROPERTY DETAILS

Welcome to this turnkey dual-residence coastal estate in Leisure Lee Waterways, Great Abaco, just 100 ft from your own private beach. Built in 2022 on a 12,600 sq ft lot with 2,500 sq ft of total living space, this property offers 2 fully independent residences with separate power meters, shared septic, and drilled well. The upper level offers 2 beds, 2 baths, gourmet kitchen, open living/dining, private balcony, and split A/C, generating up to \$4,500 pm. Lower level features a luxury primary suite with His & Hers baths, studio kitchen, guest bedroom, bonus room, private entry, and deck, generating up to \$2,800 pm. With a combined income up to \$7,300 pm, this investment offers strong ROI potential. External features include a resort-style pool with wraparound decking, tiki bar, fenced yard, lush landscaping, storage, and tool

shed, perfect for family gatherings and hosting guests. Approved plans are available on request for an additional cottage. Contact us for a private tour of this exceptional investment property.

AGENT DETAILS



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