



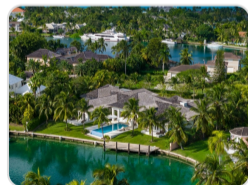
3 AGUAS SHAMROCK ROAD, LYFORD CAY

\$12,000,000



Address:	3 Aguas SHAMROCK ROAD, Lyford Cay
City:	New Providence/Paradise Island
MLS#:	61255
Lot Size:	30,056 sq. ft.
Listing No:	R1268
Beds:	7
Baths:	7
Living Area:	30,056 sq. ft.
Year Built:	2015
Status:	For Sale only

PROPERTY GALLERY



PROPERTY DETAILS

Welcome to 3 Aguas, a beautiful, modern residence in Lyford Cay. Located on Shamrock Road, a tranquil “no-through-way” street within Lyford Cay, this residence enjoys a peaceful neighborhood feel, while also offering the convenience of being located a 3-minute drive from both the community’s entrance gate and club. Set on a 30,056 sqft lot, this 7,790 sqft home features a total of 7 bedrooms, 7 full baths and two half baths. Built in 2015 and immaculately maintained, this move-in-ready home comes fully furnished. All windows and doors are hurricane-proof. Each of the 7 bedrooms feature an ensuite bathroom. The primary suite boasts dual walk-in closets, water views and a private patio. One of the six bedrooms has a separate courtyard entrance—which makes for a perfect guest suite. Two bedrooms are

accessible from the garage—ideal for staff accommodations. The residence features a home office located between the living room and primary suite with canal views. The property has 126 ft of canal water frontage and a fixed dock which can accommodate a boat of up to 50 ft.

AGENT DETAILS



Nassau/New Providence Office

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