

## ISLANDS TIDE 1, ELBOW CAY/HOPE TOWN

**\$850,000**



<b>Address:</b>	ISLANDS TIDE 1, Elbow Cay/Hope Town
<b>City:</b>	Abaco
<b>MLS#:</b>	66191
<b>Lot Size:</b>	13,165 sq. ft.
<b>Listing No:</b>	R1212
<b>Beds:</b>	0
<b>Baths:</b>	0
<b>Living Area:</b>	13,165 sq. ft.
<b>Year Built:</b>	n/a
<b>Status:</b>	For Sale only

### PROPERTY GALLERY



### PROPERTY DETAILS

Congratulations, you have finally found it: the perfect spot near the world-renowned Elbow Reef Lighthouse and Hope Town, The Abacos. Much of the hard work has been completed, and this is ready to build your ideal home in paradise. Parcel 1 offers 13,165 SF of hilltop elevated land and deeded access to the private shared marina of Islands Tide Cove where there are 2 private dedicated dock slips. With a gentle slope that reaches an elevation of 30 ft over sea level and a max roof height of 30 ft, the views from this spot will be stunning, taking in Tahiti Beach, White Sound, Seaspray Marina, and Lubbers Quarters, and out to the Atlantic Ocean. The site is fully enclosed and will have private gated access to Centreline Rd. The offering includes the very rare opportunity to have 2 private deeded dock slips a few steps down

the hill. The slips can accommodate vessels up to 40 ft in length, max beam 11 ft, draft 5 plus ft. This private marina is perfectly sheltered and, though not required, there is an option to use existing building plans for a 4-bedroom, 4.5-bath home at no extra cost.

## AGENT DETAILS



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