



# THE GREEN HOUSE, CAT 6 CA, LUBBERS QUARTERS

**\$1,195,000**



<b>Address:</b>	THE GREEN HOUSE, CAT 6 CA, Lubbers Quarters
<b>City:</b>	Abaco
<b>MLS#:</b>	66388
<b>Lot Size:</b>	72,092 sq. ft.
<b>Listing No:</b>	R1090
<b>Beds:</b>	3
<b>Baths:</b>	3
<b>Living Area:</b>	1,800 sq. ft.
<b>Year Built:</b>	n/a
<b>Status:</b>	For Sale only

## PROPERTY GALLERY



## PROPERTY DETAILS

The Green House and Cat 6 Cabana is a unique waterfront compound on Lubbers offering privacy, boating access, and authentic island living. Situated on 1.6 acres with 240 ft of waterfront, this property is ideally located with Atlantic access in just minutes and perfect for world class fishing and boating. The estate includes two residences The Green House, a beautifully updated 2 bed, 2 bath, 1200 SF main home with custom kitchen, wraparound deck, hardwood and tile floors, impact windows, and mini split AC. Cat 6 Cabana is a modern 1 bed, 1 bath 600 SF waterfront guest house with open living space, a large deck and private balcony overlooking the water. The property also features a 110 ft dock with 4 slips, 16K lb boat lift, low dock, fish cleaning station and electric/water service which make this property ideal for boaters.

Additional features include a boat ramp with electric winch, tropical landscaping with fruit trees, garden greenhouse and multiple storage and generator sheds. A rare opportunity to own a fully equipped waterfront retreat in the Abacos.

## AGENT DETAILS



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