

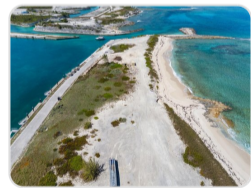
## LOT #6 MARINA BEACH, EMERALD BAY

**\$1,350,000**



<b>Address:</b>	LOT #6 MARINA BEACH, Emerald Bay
<b>City:</b>	Exuma & Exuma Cays
<b>MLS#:</b>	66522
<b>Lot Size:</b>	28,408 sq. ft.
<b>Listing No:</b>	R1002
<b>Beds:</b>	0
<b>Baths:</b>	0
<b>Living Area:</b>	28,408 sq. ft.
<b>Year Built:</b>	n/a
<b>Status:</b>	For Sale only

### PROPERTY GALLERY



### PROPERTY DETAILS

Lot 6 in Marina Beach Estates: Build your dream home! Seize the opportunity to own a stunning piece of paradise with Lot 6 in Marina Beach Estates. This exceptional property features a sandy beachfront and an 80-foot canal dock, all with the security of a gated community. Spanning over 28,000 square feet, this elevated lot is perfect for creating a second home or a lucrative short-term rental. Water, Electricity and Sewer are available at the lot. Key Highlights: Prime Location, Short golf cart ride to Grand Isle Resort, which offers three restaurants and bars, Convenient Marina Access (Marina at Emerald Bay provides fuel and ice service), Secure Gated entrance and Easy Travel: Just a 15-minute drive to the soon-to-be-expanded Exuma International Airport along the newly repaved Queens Highway.

## AGENT DETAILS

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### Nassau/New Providence Office

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