



## LITTLE HARBOUR #3, LITTLE HARBOUR

**\$525,000**



<b>Address:</b>	LITTLE HARBOUR #3, Little Harbour
<b>City:</b>	Abaco
<b>MLS#:</b>	66799
<b>Lot Size:</b>	20,531 sq. ft.
<b>Listing No:</b>	R421
<b>Beds:</b>	3
<b>Baths:</b>	2
<b>Living Area:</b>	1,440 sq. ft.
<b>Year Built:</b>	2009
<b>Status:</b>	For Sale only

### PROPERTY GALLERY



### PROPERTY DETAILS

Owning an off-grid home might not be ideal for you, but would this relaxing ocean view make it worth it? #3 Chimney Hill is a charming custom-built home located in the artistic community of Little Harbour. It was built 2009 with pride by the current owners and is now available to purchase for the first time. The home takes full advantage of the mesmerizing views of the Atlantic Ocean and is offered in truly turn-key condition. The floor plan has a main home of 2 bedrooms and 1 bathroom and a detached guest cottage with an extra large bedroom and an attached garage workshop. The colorful, happy home is sold furnished and includes a private deeded dock slip on the harbor. The dock can easily accommodate a vessel up to 35'. For utilities, the home currently has 19,000 gallons of water storage in fiberglass tanks. A 16-panel 24v solar system for electricity with petrol backup genny. The large screened porch is perfect for reading or entertaining, where the ultra-wide

screen TV plays nothing but ocean views all day and night. The large guest bedroom has a walk-in closet with a washer

## AGENT DETAILS



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