

## VILLA TATUTINA

**\$6,900,000**



|                     |                               |
|---------------------|-------------------------------|
| <b>Address:</b>     | VILLA TATUTINA, Marsh Harbour |
| <b>City:</b>        | Abaco                         |
| <b>MLS#:</b>        | 62261                         |
| <b>Lot Size:</b>    | 56,160 sq. ft.                |
| <b>Listing No:</b>  | R247                          |
| <b>Beds:</b>        | 10                            |
| <b>Baths:</b>       | 9                             |
| <b>Living Area:</b> | 0 sq. ft.                     |
| <b>Year Built:</b>  | n/a                           |
| <b>Status:</b>      | For Sale only                 |

### PROPERTY GALLERY



### PROPERTY DETAILS

Designed for privacy and exclusivity, Villa Tatutina is a peaceful and luxurious gated estate located on the southern side of the community of Pelican Shores in Marsh Harbour. This stunning turnkey compound is both perfect as a corporate/family retreat or as a luxury rental property, supported by a strong rental history. Situated on 1.25 acres of lush native foliage overlooking both the Sea of Abaco and the harbour, offers 12 different structures, including 5 fully furnished private villas ranging in size from 640 sq. ft to 1,808 sq. ft. Each structure features storm impact windows and Hardiplank construction. There are 10 bedrooms, 9 full baths, and 2 half baths in addition to the 4 inside kitchens and 1 outside kitchen. The property features 152' of protected waterfrontage and dockage for vessels up to 130', inclusive of a 24,000-lb capacity boat lift, multiple moorings for docking options, two separate dock power pedestals, each with 50-over-30-amp electric and water hook-ups.

The entire property is backed up by a 60-KW Kohler generator and offers a 30,000-gallon cistern.

## AGENT DETAILS



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