

## SIMPLICITY

**\$1,500,000**



<b>Address:</b>	SIMPLICITY, Elbow Cay/Hope Town
<b>City:</b>	Abaco
<b>MLS#:</b>	67086
<b>Lot Size:</b>	17,860 sq. ft.
<b>Listing No:</b>	R564
<b>Beds:</b>	3
<b>Baths:</b>	2
<b>Living Area:</b>	1,470 sq. ft.
<b>Year Built:</b>	n/a
<b>Status:</b>	For Saleonly

## PROPERTY GALLERY



## PROPERTY DETAILS

Simplicity is a charming two-story Bahamian cottage located on a corner lot at the north end of Elbow Cay. This thoughtfully designed home offers an open-concept kitchen, living, and dining area that flows onto a spacious 1,100 sq. ft. deck with gazebo, capturing views of the Hope Town Lighthouse and nearby marina. The lower level features three bedrooms, one with an ensuite bath and two sharing a full bathroom, making it ideal for families or hosting guests. Painted wood floors, an outdoor shower, and bright interiors add to the island charm. Direct access to the Atlantic beach is just across the lane, with a calm bayside beach only steps away. Additional highlights include an 18' x 16' outbuilding built in 2023, perfect for a workshop, gym, or golf cart garage, a 20KW generator, and a 15,000-gallon concrete cistern. Offered fully turn-key with ample yard space for future expansion, Simplicity is a true Hope Town retreat where every detail has been curated for easy

## AGENT DETAILS

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