

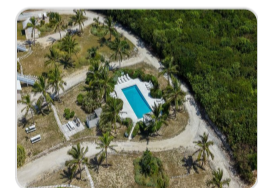
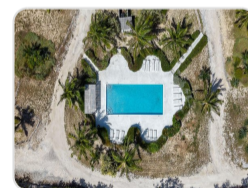
## BUTTONWOOD RESERVE

**\$3,900,000**



<b>Address:</b>	BUTTONWOOD RESERVE, James Cistern
<b>City:</b>	Eleuthera
<b>MLS#:</b>	67812
<b>Lot Size:</b>	1,742,400 sq. ft.
<b>Listing No:</b>	R60
<b>Beds:</b>	0
<b>Baths:</b>	0
<b>Living Area:</b>	200 sq. ft.
<b>Year Built:</b>	n/a
<b>Status:</b>	For Sale only

### PROPERTY GALLERY



### PROPERTY DETAILS

An exceptional waterfront development opportunity in the heart of Eleuthera. Buttonwood Reserve is being offered as approximately 40 acres with development rights to an additional 9 acres, featuring 665 feet of protected harbor frontage, direct access to a breathtaking Atlantic pink sand beach, and elevations reaching up to 40 feet. The property offers an ideal setting for a luxury residential community, condominium development, boutique resort, or mixed-use project. Currently operating as a resort with a successful rental and sales history, Buttonwood Reserve provides immediate development opportunities. Extensive infrastructure is already in place, including a resort-style pool and pool area, pickleball court, 200 solar panels with backup power, four maintenance buildings, a partial boat dock, over half a mile of roads, bridge,

landscaping, signature entrance, lighting, underground electrical service, septic systems, cisterns, city water, and a fleet of golf carts, kayaks, paddleboards, and bicycles.

## AGENT DETAILS

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