



**\$12,750,000**

- 6 beds
- 6 baths
- Single Family Home
- 8000 sq ft



## 7 MONTAGU OLD FORT BAY

<https://bahamasluxuryrealty.net>

Discover this newly built, single-level sprawling residence offering over 6,000 square feet of luxurious living space, plus expansive covered outdoor areas including a sparkling pool, lush tropical landscaping, and a 90' deep-water dock with lift. Located in the prestigious Old Fort Bay community on the coveted island of Montagu, the home sits on a private [...]

### Basics

**Category:** Single Family Home

**Bathrooms:** 6 baths

**Area:** 8000 sq ft

**Year built:** 2021

**Island:** New Providence/Paradise Island

**Date Listed:** 2024-11-12T00:00:00

**Bedrooms:** 6 beds

**Half baths:** 1 half bath

**Lot size:** 22000 sq ft

**Currency:** USD

**Sale or Rent:** For Sale Only

**MLS ID:** 60046



### Call us now

Phone: (242) 422-3580 (Bahamas) / (954) 591-4999 (USA)

Email: [Pat@bahamasluxuryrealty.net](mailto:Pat@bahamasluxuryrealty.net)

Address: 201 Caves Terrace, Nassau, Bahamas



BAHAMAS LUXURY REALTY

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## Building Details

**Foundation:** Yes

**Insulation (Walls):** Yes

**Exterior material:** Stucco

**Parking:** Multiple C/P

**Insulation (Ceiling):** Yes

**Construction:** Concrete Block

**Roof:** Wood Shingle

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## Amenities & Features

**Laundry:** In Unit

**Style:** Rancher

**Air conditioning (Condo):** Central

**Outdoor Area (Condo):** Private

Yard,Gazebo,Covered

Patio,Patio,Pool,Veranda,BBQ,Garden,Fruit Trees

**Sewer:** Connected

**Shared Amenities:** Clubhouse,Exercise Centre,Playground,Pool Outdoor,Recreation Centre,Tennis Court(s),Guest Suite,Security System,Secured Entry,Dockage,Beach

**Water:** City

**Amenities:** 24 Hour Security, Cable, Dock, Fully Walled, Furnished, Garden Area, Guest House, Hurricane Windows, Kitchen Built-in(s), Main Level Entry, Night Security, Security System, Short Term Allowed, Sprinkler System, Stand-by Generator, Swimming Pool, Water Purifier, Water Softener, Wheelchair Access

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## Miscellaneous

**Site Influences:** Adult Oriented,Central location,Easy Access,Family Oriented,Golf Course Nearby,Private Setting,Park setting,Low Maint Yard,Cul-de-sac,Landscaped,Seniors Oriented,Level Lot,Marina Nearby,Can Be Rented,Gated Community,Canal Front

**Monthly Assessment:**  
\$1,299

**Road:** Street



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