



**\$2,200,000**

- 1 bed
- 1 bath
- Single Family Home
- 2525 sq ft



## ANCHORED SOULS

<https://bahamasluxuryrealty.net>

2 DOCK SLIPS AT YOUR DOORSTEP in this exceptional waterfront villa, where historical inspiration meets modern convenience. A private 60-foot dock with water and 40-amp power service, plus permission for a boat lift. Cronk Duch Architecture of St. Augustine, Florida designed the home in the classic Bahamian-Loyalist style, and Abaco Construction Ltd. built it to [...]

### Basics



#### 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

**Category:** Single Family Home

**Bathrooms:** 1 bath

**Area:** 2525 sq ft

**Year built:** 2023

**Island:** Abaco

**Subdivision:** Sunset Point

**Date Listed:** 2025-05-17T00:00:00

**Bedrooms:** 1 bed

**Half baths:** 1 half bath

**Lot size:** 2734 sq ft

**Currency:** USD

**Lot:** 14

**Sale or Rent:** For Sale Only

**MLS ID:** 62634

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## Building Details

**Foundation:** Yes

**Insulation (Walls):** Yes

**Floor covering:** Laminate

**Exterior material:** Hardi Plank

**Parking:** Other

**Insulation (Ceiling):** Yes

**Construction:** Frame

**Basement:** Slab

**Roof:** Shake

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## Amenities & Features

**Laundry:** In Unit

**Style:** Bahamian Style

**Air conditioning (Condo):** Central

**Outdoor Area (Condo):** Private Yard,Covered  
Patio,Patio,Porch,Veranda

**Sewer:** Septic - Yes

**Shared Amenities:** Storage Unit,Dockage

**Water:** Other

**Amenities:** Dock, Furnished, Hurricane  
Windows, Impact Shutters, Impact Windows,  
Main Level Entry, Stand-by Generator

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## Nearby Schools

**Elementary School:** Hope Town Primary School

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## Miscellaneous



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**Legal Description:** #14,  
Sunset Point, Elbow Cay,  
Abaco, Bahamas

**Site Influences:** Central location, Easy Access, Family  
Oriented, View - Ocean, Southern Exp, Shopping  
Nearby, Landscaped, Waterfront - Ocean, Road - Paved, Level  
Lot, Underground Services, Marina Nearby, Pets Allowed, Can Be  
Rented, Recreational, Bay, Sound

**Monthly Assessment:**  
\$1,000

**Road:** Street

**Restrictions:** Restr. Covnts



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