

36990, INCREDIBLY UNIQUE GRAND
BAHAMA CANAFRONT HOME WITH
DOCKAGE

Single Family Detached. \$
597,000



Fortune Bay, Bahamas

-prewired for commercial grade fibre optic internet service -reverse osmosis drinking water in kitchen -lawn sprinkler system -central alarm system with remote access -boat lift (installed in 2015) -stainless steel pull up dock ladder -aluminum dock ramp -mini split air conditioning -shed Italian inspired villa nestled on 1.5 acres in prestigious Fortune Bay. Both the home and property are meticulously maintained. A private gated entry, long tree-lined driveway, and mature landscaped gardens lead to the home. Once inside, you are greeted by an elegantly comfortable decor, high ceilings, crown molding and French doors that open onto private juliet balconies and capture balmy breezes and tropical views. Bosch double convection ovens/dishwasher and RO drinking water are highlights of the contemporary gourmet island Kitchen. A second fridge/freezer and washer/dryer, utility sink are found in the laundry room off the kitchen. The indoor dining area accommodates 10 people comfortably. The great room is ideal for casual entertaining, while an office nook tucked away in the corner provides a quiet setting to read or work. Flanking the great room are two separate bedroom suites-each with private ensuite. Both bedrooms feature King size bed, TV, and abundant storage-one of the bathroom ensuites has a large soaking tub. Finally, a 400 sq ft covered spacious lanai overlooking the canal/garden provides a beautiful, cozy setting for lounging and al fresco dining. Brand new 20KW Generac generator installed!

| BASE INFORMATION: | |
|-------------------------|---------------|
| Bed | : 2 |
| Bath | : 2 |
| LAND INFORMATION: | |
| Sq. ft. | : 25 |
| Lot Size | : 43,560 sq f |
| BUILDING INFORMATION: | |
| Built on | : 0 |
| Remodeled on | : 0 |
| Number of Floors | : |
| Floor area (Lower) | : 0 |
| Floor area (Main Level) | : 0 |
| Floor area (Upper) | : 0 |
| Floor area (Total) | : 0 |



Name