



Fortune Bay, Bahamas

Waterfront Island Style Living at its Best This grand estate sits on a large 1.2 Acre lot. This exquisite home is offered for \$3,500,000.

An oasis of tranquil beauty. Thoughtful luxury, and dazzling water views define this stunning home filled with the world's finest finishing touches. Amid lushly landscaped grounds, contemporary island elegance abounds on two prime Fortune Bay canal-front lots where a deluxe dock and electronic boat lift puts you in easy reach of the clear turquoise ocean waters .. just minutes away. The home's spacious master bedroom features a balcony overlooking the sea ...sumptuous and soothing private space and jacuzzi. A rain forest steam shower stars in the master bath, together with a whirlpool tub, custom closets and cabinetry in the adjoining dressing areas. Delightfully designed for gracious entertaining, a state-of-the-art travertine and cherry-wood kitchen, premium appliances, open serving island, cozy dining nooks, great room, abundant pantry, indoor bar...as well as a striking outdoor kitchen complete with top-line grilling station and full bar...alongside expansive patio-covered conversation areas just off the inviting palm-fringed pool...makes for ultimate hospitality. Guest poolside changing rooms and baths, plus a separate yet attached en suite guest cottage (under connected patio cover) adjoins the home and offers the best in both togetherness and privacy. Custom woodwork, a sweeping wrought iron-laced staircase, and high dramatic floor-to-ceiling windows allow the 3 bedrooms, 6 baths, study, media room, dining room and living areas to be bathed in natural light, peaceful water vistas, towering date palms, and bright tropical flowers and foliage...all while enjoying the utmost modern conveniences, electronic amenities, push-button storm shutters, and handsomely landscaped grounds. Open lots flanking the property allow a feeling of seclusion within this area's upscale neighborhood. This exquisite home is offered for \$3.5M and the house and adjacent lots for a total of 2.8 acres and 1,000 feet of dockage is being offered unfurnished for \$4.5M. Highlights Canal Front Dock Just minutes from the ocean Over 400' on the water Pool and outdoor baths/changing areas Deluxe Indoor and Outdoor Kitchens Spacious indoor and outdoor dining areas and bars Attached separate guest cottage Custom cherry woodwork throughout Abundant kitchen pantry and laundry area Home situated on two prime lots Lush Landscaping Highest End Finishings SUMMARY Main House - 5,333 Sq feet Guest House - 803 Sq feet Patio and decks - 10,140 sq feet Boat Lift - 2,400 lbs Generator - 50 KW Diesel Tank to run Generator is 250 gallon Propane Tanks - Two 125 gallon tanks heats pool runs washing/dryer and heats water tank Pool - Salt water

BASE INFORMATION:

Bed : 4
Bath : 6

LAND INFORMATION:

Sq. ft. : 7185
Lot Size : 2.8 Acres

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

