

# Abaco

## Single Family Home

REF#53320

**COLDWELL  
BANKER**

**LIGHTBOURN  
REALTY**



LOT SIZE

25,854 sq.  
ft.



SQ. FT.

1,960 sq.  
ft.



BEDS

3



BATHS

2

**\$1,400,000**

Location: Abaco

Amenities: Beach Access,Beach Front,Canal Front,Ocean Front,Ocean View,Pet Friendly,Private Dockage,Vacation Re.

Summary: Yachters Haven with Beachfront Home the best of both worlds! The Canal Lot can accommodate up to a 65' yacht and is just across the street from our Beachfront Home - Beach Reach. This three bedroom, two bath, 1,700 square foot home is located in Leisure Lee, Abaco. It features a very large open plan family, dining, and kitchen room with vaulted ceilings and exposed beams, a large screened-in porch, and a 730 square foot deck with rope accent and two four-foot-wide ramps to the beach. There is also a large laundry room with storage, a six foot wide pantry, and two storage rooms underneath the home with power and lights totaling another two hundred square feet. With interesting rocks and reefs swimming distance from shore it is an ideal setting and provides some of the very best snorkeling in Abaco. Fish, lobster and turtles are abundant. The home survived Dorian with some damage and has been completely renovated, modernized and strengthened. Included across the street there is a buildable lot with power, water, bulkhead, dock and 14,000-pound lift. The current layout has a lift for a smaller boat and if left as is can also accommodate a 46' boat or remove the lift to accommodate a 65' yacht. The depth is twelve plus feet at low tide. There is a fish cleaning ...

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