

Berry Islands

Single Family Home

REF#52196

**COLDWELL
BANKER**

**LIGHTBOURN
REALTY**



LOT SIZE

1.377



BEDS

5



BATHS

4

\$1,750,000

Location: Berry Islands

Amenities: Beach Access,Community Dockage,Hurricane Impact Windows,Ocean View,Vacation Rentals Allowed.

Summary: This gorgeous beachfront home is immediately adjacent to the Chub Cay Club.

The property has unobstructed views of the ocean on the south side and the house is located at the southern end of a gorgeous beach with 100 feet of frontage.

The main house is elevated with amazing views of the marina to the north and of the crystal-clear blue waters to the south. The home has 3 levels with a self-contained efficiency on the lower level as well as a garage and workshop. The main floor comprises the master bedroom and bathroom, a second bathroom, a den, the dining room and kitchen -with covered porches on two sides. The top floor has a loft/office and a potential third bedroom.

The house is built on one of the highest points of the island on coral rock. The foundation is concrete pilings and steel rebar drilled 3 feet into the coral rock, making it one of the safest homes on Chub Cay. The home has impact hurricane resistant windows in the main house and the cottage.

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