



Welcome to The Crossing Waterfront Condominiums in Marsh Harbour, Abaco Bahamas

The Abaco lifestyle is second to none in the Bahamas, with world-class fishing, diving and cruising, fabulous restaurants, nightlife and shopping, and relaxed, friendly settlements, all surrounded by some of the most beautiful beaches and waters in the world! Abaco truly offers the best combination of first world amenities and relaxed island living anywhere in the Bahamas!

Now you can enjoy this wonderful lifestyle at one of the most beautiful locations in Marsh Harbour, The Crossing Waterfront Condominiums at Crossing Beach, sensibly designed, affordably priced at an excellent location with fabulous views. Twelve elegant island-style condominiums offer spacious and comfortable living with fantastic views of the Sea of Abaco and the outer cays, providing residents with the ultimate in island living at one of Marsh Harbour's most spectacular locations.

Features and amenities include:

- Spectacular views of the Sea of Abaco and outer cays
- Spacious covered porches on two sides for outdoor dining and living
- Quality, Bahamas-proven DEMTEC construction and highly experienced construction consultants
- Granite countertops, designer tiles, custom solid-wood cabinets
- Energy-efficient appliances, superior quality long-life fixtures and fittings
- Sheltered swimming pool and sun deck
- Recreation gazebo and BBQ station
- Day dock, sunset gazebo, sea wall and private beach
- Secure and private gated development
- High-speed internet and cable ready
- Backup generator and waste treatment facility
- 1 minute walk to Hope Town and Man-Of-War ferries
- Excellent short-term and long-term rental potential
- Access to beautiful Crossing Beach and additional public docking

2 bed/2.5 bath units (920 sq. ft under A/C, 320 sq. ft covered porches) starting at \$595,000.

3 bed/3.5 bath units on two floors (1,612 sq. ft under A/C, 382 sq. ft. covered porches) starting at \$645,000.

The Crossing is a fabulous opportunity to purchase your own waterfront condominium with spectacular sea views and first-class amenities at this unique location in Marsh Harbour.

Reference Number: AES 925 - Starting at: \$595,000. - exclusive of 1/2 Bahamas Stamp tax and purchaser's legal fees



ABACO ESTATE SERVICES

REAL ESTATE SALES ▣ VACATION RENTALS ▣ PROPERTY MANAGEMENT

This information is considered accurate, but not warranted and is subject to changes or withdrawals without notice

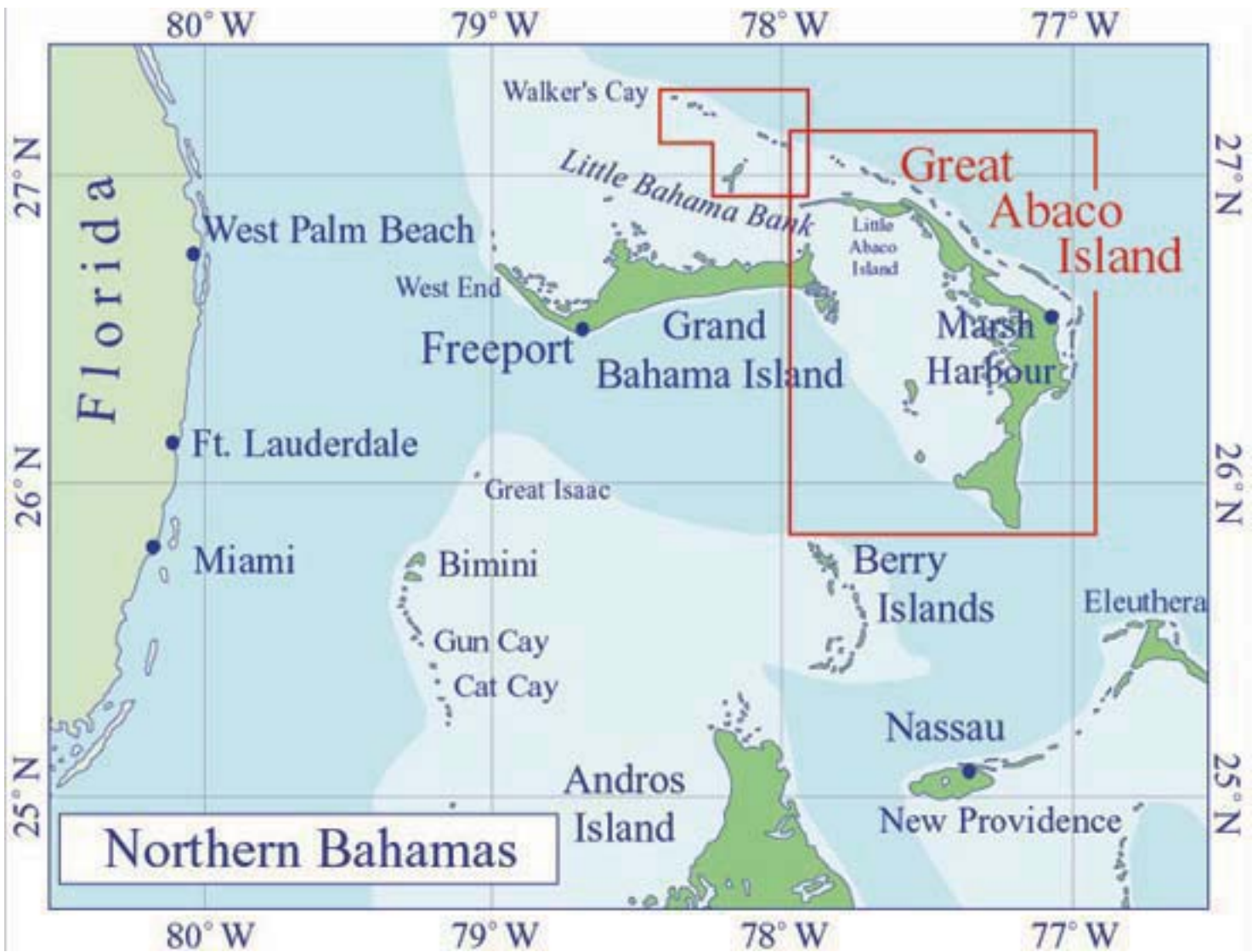
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"Live The Good Abaco Life!"

The Crossing
WATERFRONT CONDOMINIUMS
South of Nassau, Abaco



"The Crossing" Map of the Location of Abaco Bahamas



"Live The Good Abaco Life!"



"The Crossing" Map of the Hub of Abaco Bahamas



"Live The Good Abaco Life!"



"The Crossing" Master Site Plan



"The Crossing" North Elevation



"Live The Good Abaco Life!"



"The Crossing" East/West Elevation



"The Crossing" South Elevation



"Live The Good Abaco Life!"



north

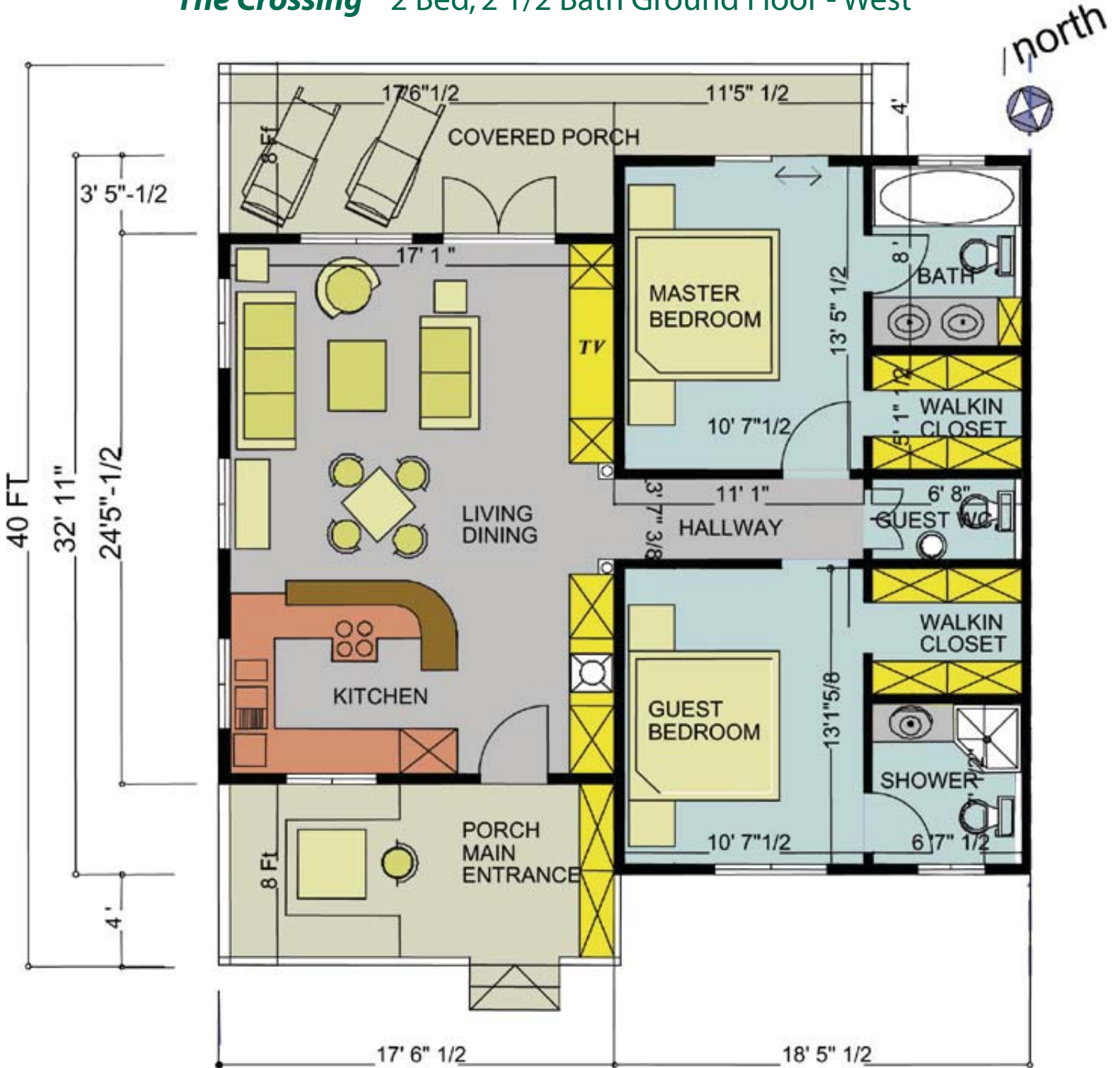
"The Crossing" 2 Bed, 2 1/2 Bath Ground Floor - East



"Live The Good Abaco Life!"



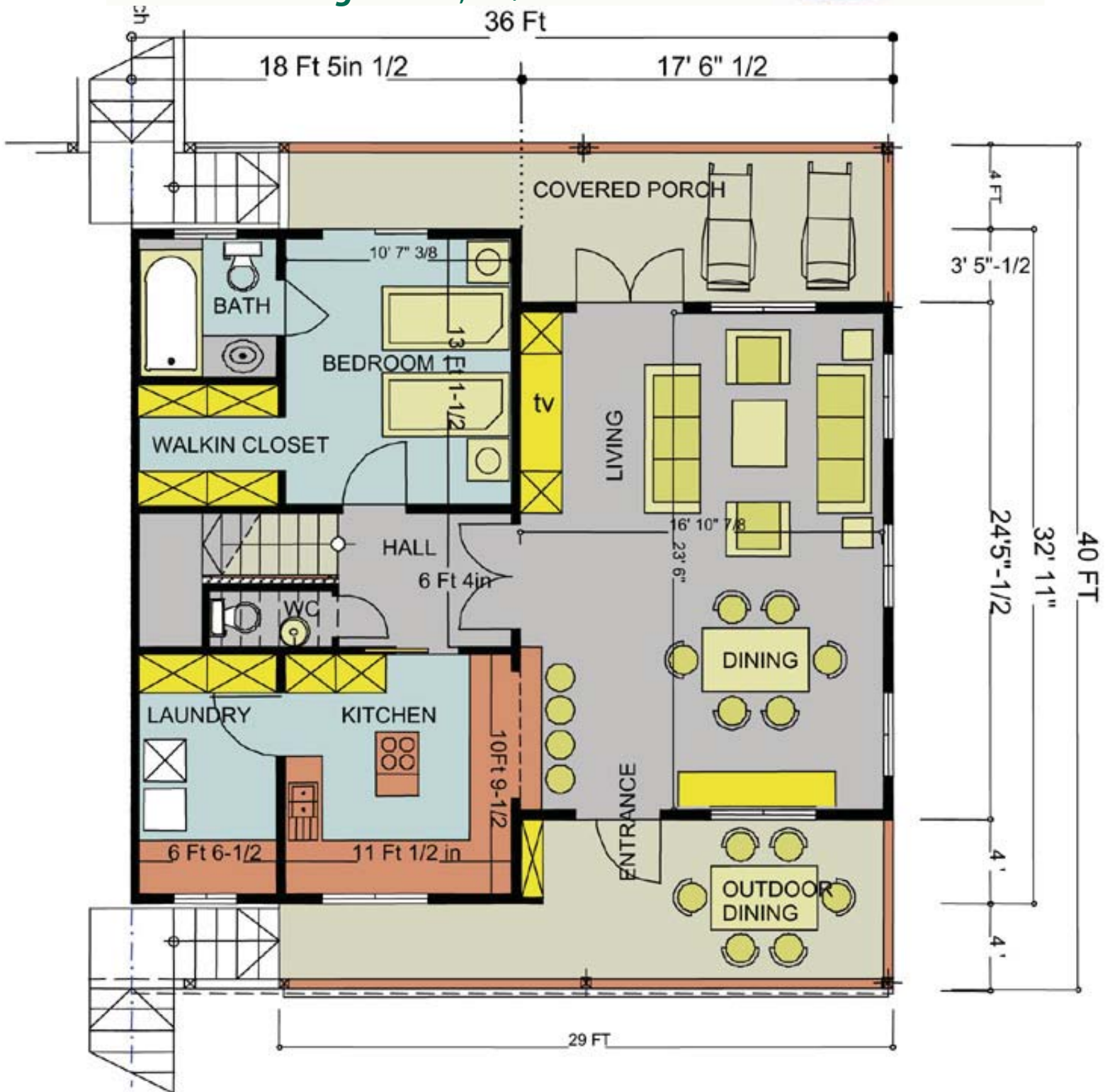
"The Crossing" 2 Bed, 2 1/2 Bath Ground Floor - West



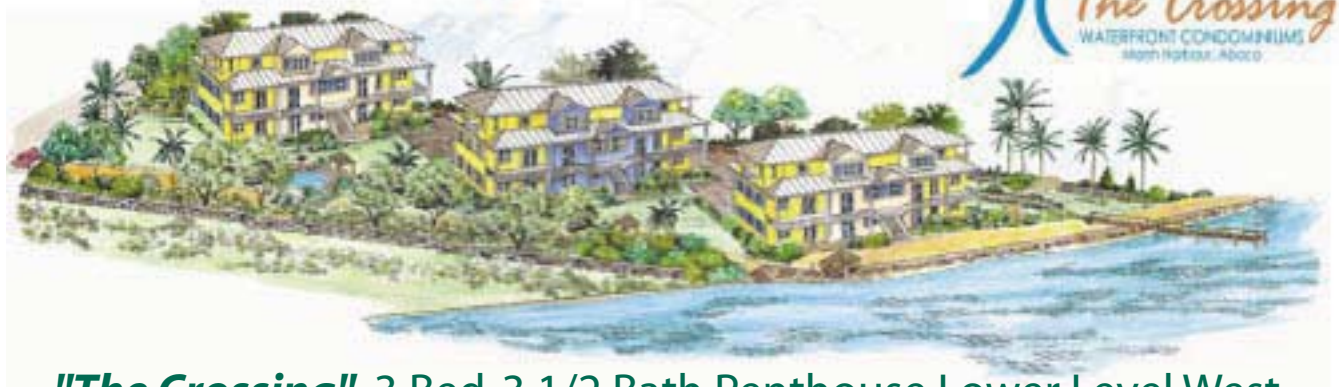
"Live The Good Abaco Life!"



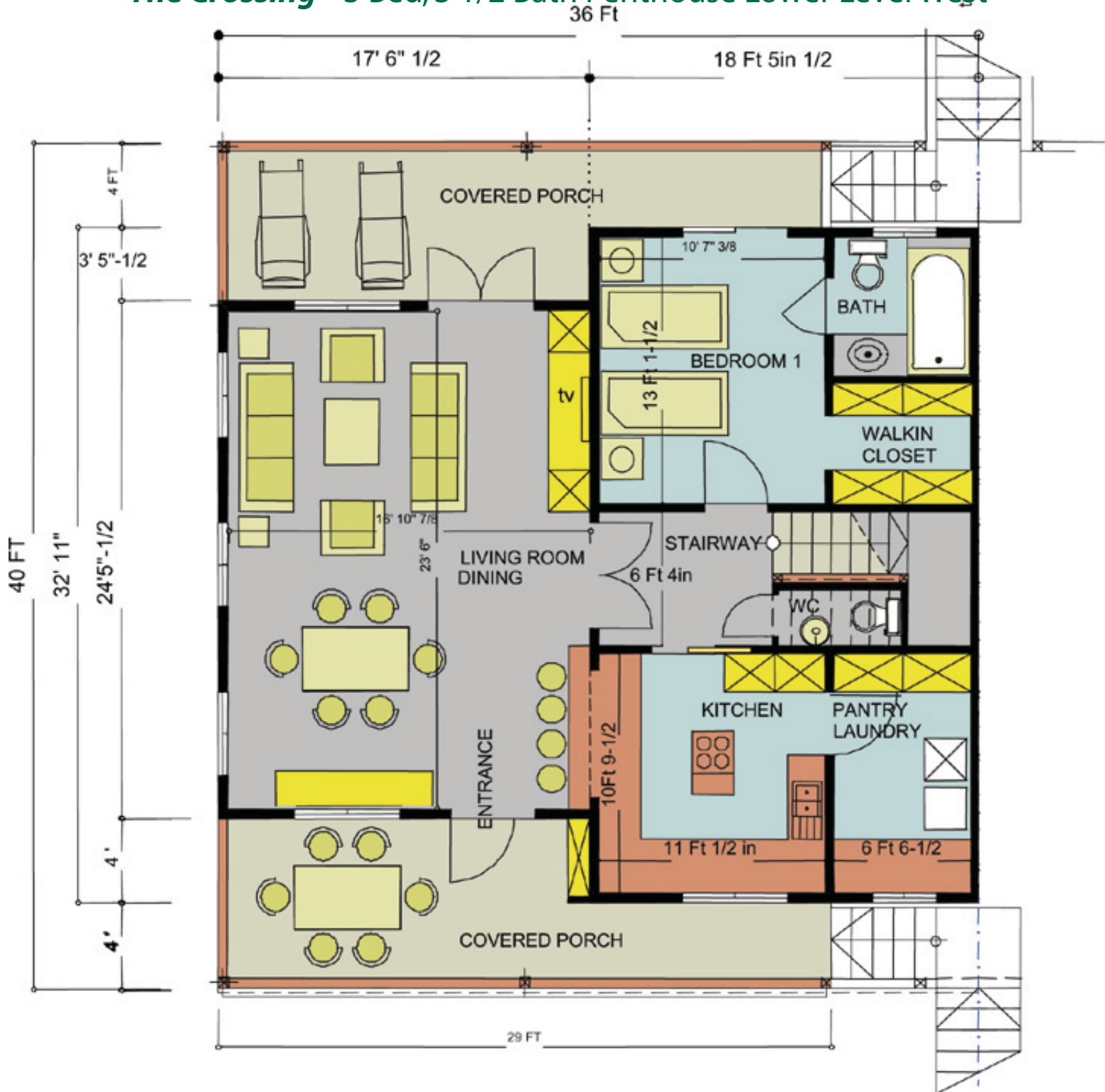
"The Crossing" 3 Bed, 3 1/2 Bath Penthouse Lower Level East



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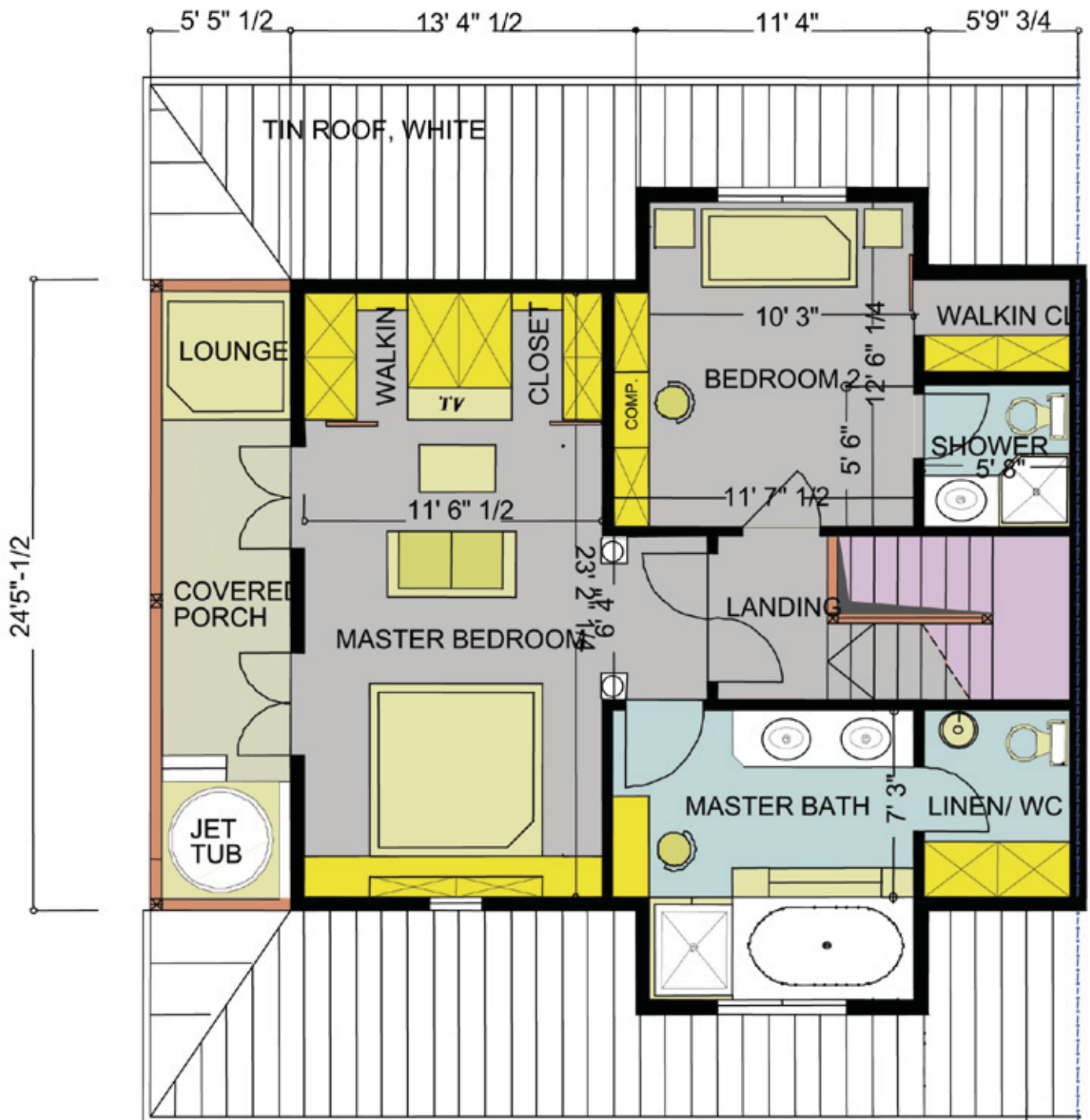
"The Crossing" 3 Bed, 3 1/2 Bath Penthouse Lower Level West



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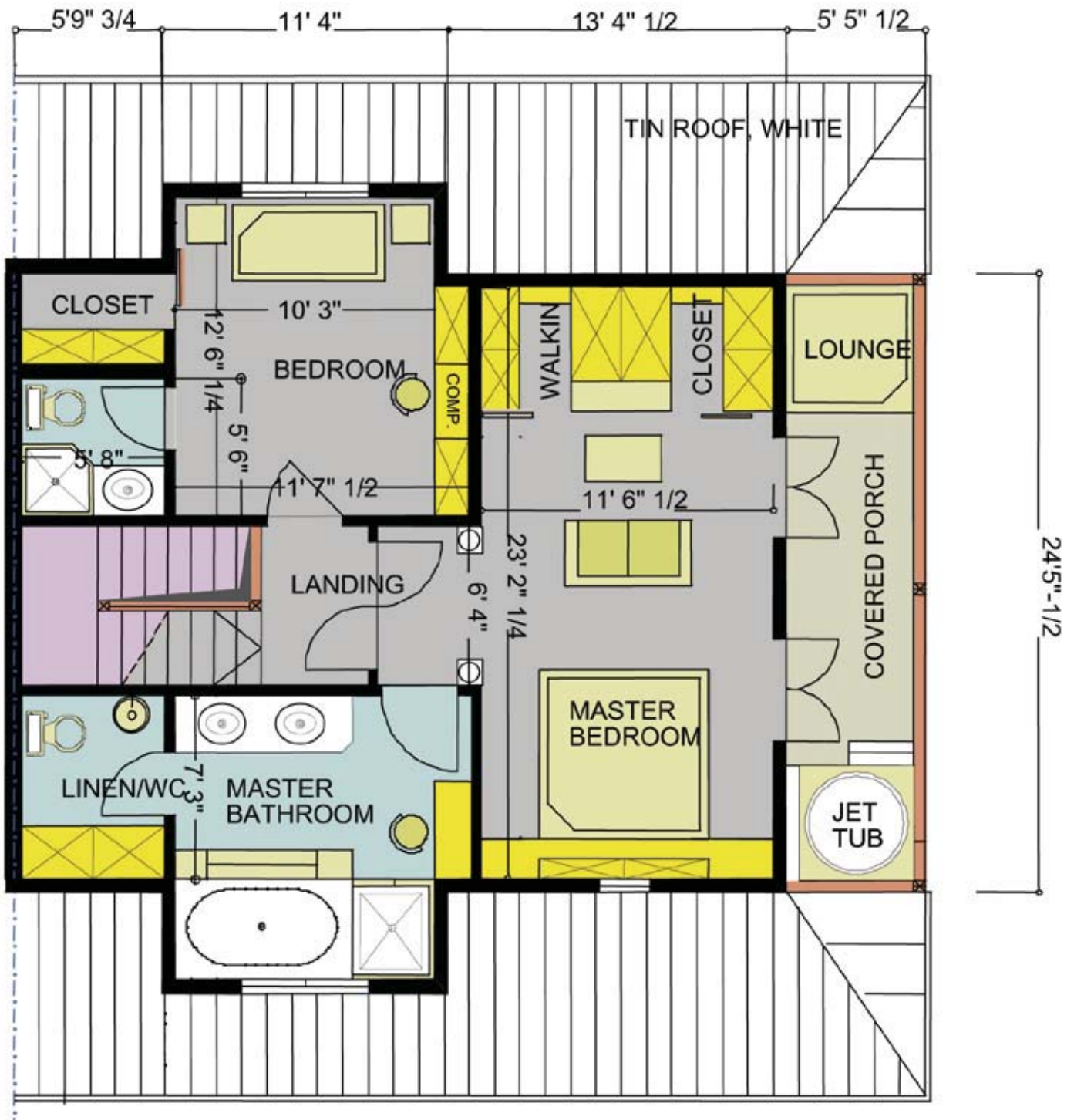
"The Crossing" 3 Bed, 3 1/2 Bath Penthouse Roof Level West



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"The Crossing" 3 Bed, 3 1/2 Bath Penthouse Roof Level East





"The Crossing" Project Details/Features

Building Materials and Systems:

The building materials and systems used are chosen for their strength, energy-efficiency, sound-proofing, rigidity and overall quality. The following factors were taken into consideration in our selection of the building materials, systems and construction team:

- Exposure to a marine environment
- Climatic and hurricane protection according to the latest building codes
- Availability of local resources and ease of maintenance
- Experience building in waterfront environments in The Bahamas
- Long-term experience of the consulting team
- Structurally sound engineering
- Designed throughout for comfortable and convenient use

Construction Details:

- Concrete foundations into rock and concrete floor slab for ground floor
- 7" concrete ceiling on corrugated steel over ground floor to ensure sound-proofing and rigidity.
- 8" CMU filled concrete block for exterior walls and main dividing wall of ground floor apartments.
- Kiln dried lumbers from Canada, grade #1 for framing of upper floors and roof, Borate treated, environmentally friendly and efficient against sub-terranean termites and other insects www.borax.com/wood, www.btsecurite.ca
- Doracoustic membrane and insulation between 2nd and 3rd floor
- Highly rigid TJI floor joists to ensure strength and precision www.trusjoists.com
- Fiberglass insulation RSI-3.5 (R20) throughout interior and exterior walls
- Sonopan (fiberboard) under ceiling second floor and in addition to concrete main partition
- Exterior walls for upper floors arrive panelized for efficient and accurate installation

Roof Details:

- Copper flashing with copper nails, tin metal hurricane rated standing seam roof
- Fiber cement siding (Hardie Board) and soffit with longevity and high fire ratings www.jameshardie.com
- Hurricane rated details, straps and bolts. All exposed metal stainless steel.

Doors & Windows:

- Cedar main entrance doors, solid wood core with stainless steel hinges
- Door knobs with brushed nickel finish. www.lepagemillwork.com , www.weiserlock.com
- Interior doors clear pine, solid wood, panelized- 6 panel design
- MDF base boards and crown moldings, pre-primed and painted www.milleteddoors.com , www.boulangier.qc.ca
- Jeldwen PVC windows with stainless steel hinges and hardware- multi lock system, double thermos glass (filled with Argon gas) for energy efficiency (Low E) and insulation, aluminum hurricane shutters for wind protection and safety. Hurricane strength tempered glass for round windows with no shutters.

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"The Crossing" Project Details/Features

Porches:

T&G floors and exposed ceilings, exterior staircase, railings and supports in pressure treated lumber.
Stainless steel bolts, clips and fasteners

Interior Finishes:

Oak interior staircase to penthouse units, varnished. (www.ggstair.com, www.lambdon.com)
Hardwood floor hard maple or birch pacific for penthouse roof level (www.pgflooring.com)
Elegant, high quality designer floor tiles 18" x 18" on ground floor and second floor, laid on thin set over concrete. 6" x 6" designer wall tiles with ornamental border in bathrooms
Energy and water-saving appliances to Canadian/European standards
Granite countertops, brushed nickel faucets and fixtures, undermounted sinks, ceramic toilet bowls and sinks
Custom solid-wood kitchen cabinets
Each unit wired for computer, telephone, hi-speed internet, flat screen TVs

Electrical:

Power meter to each unit, standby generator for the entire development
Decora light switches and outlets, fans in every room, smart electrical design

Air Conditioning:

Central A/C per each floor for low maintenance and energy savings

Plumbing:

PVC / CPVC plumbing, high quality valves and outlets.
Outdoor whirlpool jet bath on covered porch of each penthouse with ocean views
Environmentally friendly waste treatment facility free of pollution, treated water used for irrigation

Amenities:

Lush, tropical landscaping with irrigation system.
Covered outdoor recreation gazebo with BBQ station, sunset gazebo, and day dock
Fiberglass pool for easy maintenance and longevity
Garbage collection from units to central garbage disposal near the main gate
On-site handyman/gardener

Parking:

Each unit comes with one parking space
12 additional guest parking lots inside and outside the gated property

Safety:

Electrical gate, 8" block wall surrounding the development, landscaping and general lighting for walkways, parking and main entrances
Sea wall and retaining walls for storm protection.

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"The Crossing" Pre-Construction Pricing

Valid through December 31st 2007 or until notification of change

Two Bed/Two And A Half Bath Apartments on ground floor:

Unit	Location	Listed Gross Price *
3A -	Building 3 West	SOLD
3B --	Building 3 East	SOLD
2A --	Building 2 West	SOLD
2B --	Building 2 East	SOLD
1A --	Building 1 West	\$595,000
1B --	Building 1 East	\$595,000

Three Bed/Three And A Half Bath Penthouses on two upper levels

Unit	Location	Listed Gross Price *
3C --	Building 3 West	\$575,000
3D --	Building 3 East	SOLD
2C --	Building 2 West	\$695,000
2D --	Building 2 East	SOLD
1C --	Building 1 West	\$795,000
1D --	Building 1 East	\$895,000

Notes:

* excludes purchaser's Government Stamp Tax (5%) and purchaser's legal fees.
Purchaser's legal fees will be 1.5% if purchaser uses seller's attorney Alexiou Knowles & Co.

Payment Schedule:

- 10% reservation deposit due at signing of sales agreement
- 15% payment due after foundation (slab) is poured
- 25% payment due after Phase 1 (drying in)
- 25% payment due after Phase 2 substantial completion
- 15% payment due at full completion
- 10% payment and buyer closing costs due at closing

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"The Crossing" Property Management and Maintenance Dues

The maintenance of the The Crossing common areas will be managed by The Crossing Development Ltd. until all the units are sold, at which time this task will be turned over to a Property Owners Association to be formed by the owners.

Property Maintenance Dues Cover:

- * Comprehensive Building Insurance with full hurricane protection
- * Maintenance of all common areas
- * Pool maintenance
- * Utility costs for common areas
- * Administrative fees
- * Generator fuel and maintenance
- * Pest control services
- * Dock maintenance

Property Maintenance Dues:

Unit Type	Monthly Dues
2 Bed/2.5 Bath Apartment	\$495
3 Bed/3.5 Bath Penthouse	\$695

"The Crossing" Potential Rental Income

With the demand for both short-term and long-term rentals in the Marsh Harbour area very high, owners are assured of the potential for significant rental income from their condominium should they choose to rent.

Short Term rentals could rent 15 weeks per year in the first year and 20+ weeks in subsequent years.

Short Term rentals would include all utilities (approx \$300 to \$500 per month depending on unit and time of year). Long term rentals tenant pays own utilities but has use of all amenities.

Potential Rental Income:

Unit Type	Short Term Weekly	Long Term Monthly
2 Bed/2.5 Bath Apartment	\$2,500-\$2,750	\$3,000-\$3,500
3 Bed/3.5 Bath Penthouse	\$3,250-\$3,500	\$4,000-\$4,500