

FAR HORIZONS

44 Ocean Drive, Great Abaco Club
Marsh Harbour, Abaco, Bahamas



LAND : P parcel #44 : Great Abaco Club : 6,527 sq.ft. 50' of Boat Basin frontage and 50' of road frontage. An elevated ridge of coral rock.

RESIDENCE : 3 Bedrooms, 3 Baths Ð 2,800 sq.ft. of Air-conditioned living area on three levels. 1,000 sq.ft. of covered deck and 485 sq.ft. of open deck.

Ground Level -

Laundry Room/Workshop - 11 ft x 9 ft - washing machine, dryer, large sink. Plentiful shelving and storage.

Garage - 18 ft x 14 ft - with storage room under stairwell.

Studio/Apartment - 17 ft x 16 ft - self contained, separately air conditioned with its own private entrance. Small kitchen area and refrigerator. Bathroom with shower, Ideal for visiting friends when the owner is away from the main house, in-laws or a resident boat captain.

Open covered storage - 17 ft x 13 ft - contains 2 zone A/C equipment, 500 gallon reserve fresh water tank, pumps, filters. Hurricane shutter storage. Extra storage area for bikes, boat gear etc.

Main Level - Total of 1,025 sq ft.

Living/Dining Area - 30 ft x 14ft- Glazed Mexican Sattilo Tile flooring. Opens on to a 30 ft x 10 ft deck.

Kitchen - 16 ft x 13 ft - Separated from dining area by a breakfast bar of imported Mexican tiles. Custom built solid wood wall and floor cabinets. Large refrigerator/freezer with filtered water and ice dispenser, double sink with garbage disposal, microwave, dishwasher, Kitchen Aid stove.

Bedroom - 13 ft x 10 ft - Views over garden and docks - Spacious Closets

Bathroom - Shower - Custom Mexican sink - hand painted tiles.

Staircase - Spectacular imported oak spiral staircase to Upper Level.

Upper Level -

Atrium Balcony - open to cathedral ceiling - solid oak flooring.

Study/Office Area. - Views over Marina and Sea of Abaco.

Lounge Area - Views over Marina and Sea of Abaco.

Deck - Facing Southeast - Overlooking Sea of Abaco.

Master Suite.

Bedroom - 15 ft x 12 ft - Bed with drawers under.

Balcony - Facing Northwest - overlooking docks and garden.

Walk in closet.

Bathroom - 12 ft x 9 ft - separate W. C. Tiled in cobalt blue and white, the large shower and tub feature the very best fittings, twin sinks are specially commissioned designs from Mexico.

Location - This property is situated in the Great Abaco Club, an exclusive private, gated community adjacent to the well known Abaco Beach Resort and Boat Harbour Marina. Ten minutes from Marsh Harbour International Airport with daily flights to many US cities and a short boat ride to the magnificent Outlying Cays and world renowned sport-fishing grounds.

Views - The home enjoys unsurpassed views to the South and East over the Sea of Abaco. With the picture postcard Hope Town Lighthouse on the left, the horizon is filled with the islands from Elbow Cay to the Pelican Cays National Park, an ever changing vista of beauty and color. In the immediate foreground in a tropical park setting is Boat Harbour Marina, the premier home in the Bahamas to some of the world's most luxurious yachts.

Design - A superb design based upon the classic Caribbean 'Governor' residences incorporates the elegant symmetry of turn of the century New England homes. The top floor is dedicated to the privacy of the owner with self contained accommodation for two other couples on lower floors.. The spectacular central design feature is a 30 ft high cathedral ceiling, giving an immense impression of interior space.

Construction - The finest possible materials, hardware, appliances and appurtenances. The dwelling has been crafted by local tradesmen, trained in the tradition of world renowned Abaco shipwrights. On secure coral rock foundations, a basement of concrete is the base of this elegant wooden house. Although basically traditional in design and construction, the dwelling benefits from superior modern technology ensuring energy and solar efficiency. The finest of materials, hardware and finishes have been used throughout.

Garden - Tropical Garden designed for low maintenance. Plantings include: Royal palms, Coconut palms, masses of Hibiscus, Oleander, Jasmine and Bougainvillea, Orange, Grapefruit and Lemon trees are arranged around a special rock garden and on either side of the raised walkway to the docks.

Private Docks - Two sheltered docks with water, 220/240 v. 50 amp and 110/120 v. 30 amp electricity. The main dock can accommodate a sail or motor-yacht to 65 ft. with 6Ðdraft. The second lay-along dock, a runabout to 25 ft.

Great Abaco Club - Club members and guests can use the Great Abaco Beach Resort Hotel facilities including 2 swimming pools and tennis courts. Club services include security, garbage collection, landscaping, maintenance of the grounds and docks and a rental management service. Homeowner's fees are \$2,250 and Resort Dues are \$600 annually, for total fees of \$2,850.00

Utilities - BEC main electric supply, city water and cable TV. Two telephone lines and a roof VHF radio antenna.

Reference Number: AES 572 - is offered for sale fully furnished and equipped for immediate occupancy at: **\$1,149,000.00.**

Prices exclusive of 1/2 Bahamian Stamp Tax and purchaser's legal fees.



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

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