



# SERENITY BLUFF

Green Turtle Cay  
Abaco, Bahamas



"Serenity Bluff" - Aerial

"Serenity Bluff" - Sea of Abaco facade

LAND - 19,083 s.f. - 0.438 Acre - 85' on the Sea of Abaco

RESIDENCE - 4,948 s.f. - 4 Bedroom - 4 Bath on two levels - each with it's own kitchen, creating two private living areas.

Second Level - built on a gentle slope with ground level entry in front.

Entry - 4' 4" x 9' 0" - Closet - 2' 6" x 9' 0"

Great Room - Living - Dining - 32' 3" x 16' 3"

Kitchen - 13' 7" x 8' 11"

Master Bedroom Suite - 14' 8" x 18' 3"

Bath - 14' 3" x 8' 8"

Closet - 11' 0" x 5' 11"

Guest Bedroom - Office - 14' 7" x 11' 8"

Closet - 1' 6" x 7' 2"

Guest Bath - 9' 9" x 5' 0"

Hall - 4' 3" x 4' 11"

Laundry - 14' 9" x 7' 0"

Screened Porch - 10' 7" x 7' 6" -

33' 0" x 13' 2" - 10' 7" x 7' 6"

Dock - Fish Cleaning Station

Boat Lift - 10,000 lb.

Cistern - municipal water

Ground Level - access on the side down gentle slope overlooking the Sea of Abaco.

Great Room - Living - Dining - 23' 3" x 14' 6"

Kitchen - 10' 11" x 8' 5"

Laundry - 5' 4" x 8' 9"

Guest Bedroom - south - 11' 4" x 14' 9"

Bath - 8' 4" x 4' 9"

Closet - 5' 8" x 8' 6"

Guest Bedroom - north - 12' 10" x 15' 4"

Bath - 6' 2" x 8' 4"

Closet - 5' 7" x 8' 8"

Closet - 4' 10" x 8' 7"

Screened Porch - 10' 7" x 7' 7" - 33' 0" x 13' 2" -  
10' 7" x 7' 7"

Outdoor Shower

Shed - 10' 0" x 20' 0"

Generator Shed

Custom Shutters

"Serenity Bluff" - Sits high on a bluff that gently slopes down overlooking the Sea of Abaco. Newly constructed of concrete, this turnkey property is the perfect island home, tastefully decorated, good rental history for downstairs level and close to The Green Turtle Club and Bluff House.

Reference Number: AES 1680 - Offered For Sale, Fully Furnished at: **\$1,050,000.** - 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

ABACO ESTATE SERVICES LTD.

Marsh Harbour, Abaco, Bahamas

TEL: 242-365-8752 FAX: 242-365-8753

E-mail: [info@abacoestateservices.com](mailto:info@abacoestateservices.com)

[www.abacoestateservices.com](http://www.abacoestateservices.com)

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