



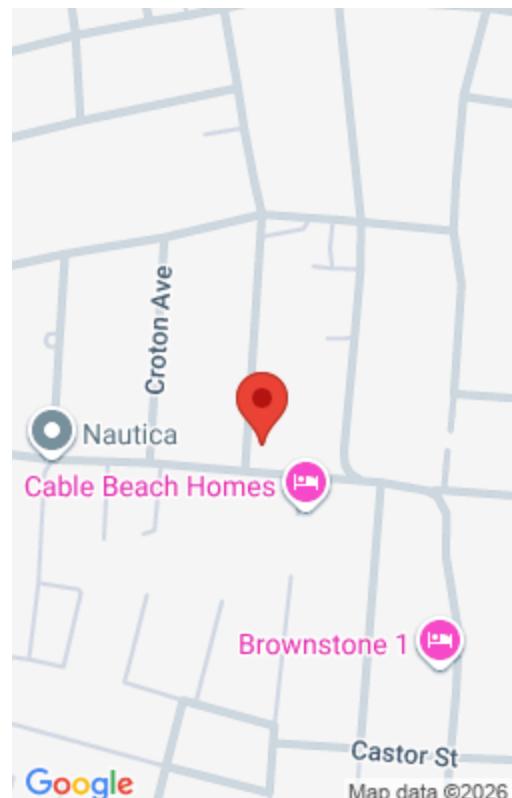
**\$1,600,000**

## **13, BOUGAINVILLEA AVE**

<https://bahamabeachrealty.com>

Located in the peaceful community of Vista Marina, this stunning 4,600 sq. ft. residence with an additional 1-bedroom guesthouse sits on 22,500 sq. ft. of lush, landscaped grounds. Enjoy total privacy with mature trees, three serene gazebos, a sparkling swimming pool, and beautifully lit garden spaces that truly come alive in the evening. The main home features...

- 5 beds
- 4 baths
- Single Family Home
- 4600 sq ft



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Email: [mail@bahamabeachrealty.com](mailto:mail@bahamabeachrealty.com)



## Basics

**Category:** Single Family Home  
**Bathrooms:** 4 baths  
**Lot size:** 22500 sq ft  
**Block:** 20  
**Lot:** 13  
**Sale or Rent:** For Sale Only  
**MLS ID:** 65022

**Bedrooms:** 5 beds  
**Area:** 4600 sq ft  
**Currency:** BSD  
**Island:** New Providence/Paradise Island  
**Subdivision:** Seaview Drive  
**Date Listed:** 2025-12-01T00:00:00

## Building Details

**Foundation:** Yes  
**Floor covering:** 2  
**Exterior material:** Brick & Siding  
**Parking:** Carport - Single, Multiple C/P

**Construction:** Concrete Block  
**Basement:** Slab  
**Roof:** Asphalt Shingle

## Amenities & Features

**Laundry:** In Unit      **Sewer:** Connected  
**Style:** Single Family Lot      **Air conditioning (Condo):** Split  
**Water:** City      **Amenities:** Additional Accom., Bed & Breakfast, Fully Fenced, Fully Walled, Furnished, Guest House, Hurricane Windows, Impact Windows, Security System, Short Term Allowed, Stand-by Generator, Swimming Pool

## Miscellaneous



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**Legal Description:** Lot 13 Block 20  
Vista Marina Subdivision, Western  
District, Nassau, New Providence,  
The Bahamas

**Road:** Street

**Site Influences:** Adult Oriented, Central location, Family Oriented, Golf Course Nearby, Private Setting, Shopping Nearby, Recreation Nearby, Quiet Area, Landscaped, Pets Allowed, Can Be Rented

**Restrictions:** None



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