



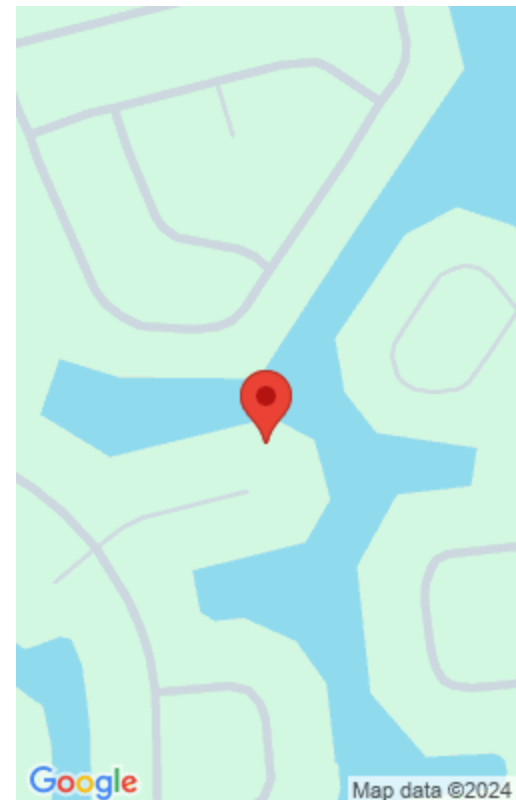
**\$275,000**

## **40, MATCHING CLOSE**

<https://bahamabeachrealty.com>

Opportunity awaits with this 3,500 sq. ft. canal-front fixer-upper! Set on a spacious 27,000 sq. ft. lot with an impressive 225 feet on the water, this 3-bedroom, 2.5-bathroom home offers immense potential for the savvy buyer. While the interior needs a complete remodel due to flooding from Hurricane Dorian, the solid structure and shell remain...

- 3 beds
- 3 baths
- Single Family Home
- 4550 sq ft



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## Basics

**Category:** Single Family Home

**Bathrooms:** 3 baths

**Area:** 4550 sq ft

**Year built:** 2009

**Block:** 39

**Lot:** 40

**Date Listed:** 2024-10-13T00:00:00

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size:** 27000 sq ft

**Currency:** USD

**Island:** Grand Bahama/Freeport

**Sale or Rent:** For Sale Only

**MLS ID:** 59654

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## Building Details

**Foundation:** Yes

**Exterior material:** Finished Concrete, Stucco

**Parking:** Garage - Double

**Construction:** Other

**Roof:** Metal

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## Amenities & Features

**Sewer:** Septic - Yes

**Air conditioning (Condo):** None

**Outdoor Area (Condo):** Private Yard,Covered  
Patio,Pool

**Style:** Single Family Lot

**Water:** City

**Amenities:** Fully Fenced, Fully Walled,  
Swimming Pool

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## Miscellaneous

**Legal Description:** Lot 40, Block 39 Emerald Bay Subdivision

**Site Influences:** Canal Front



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