



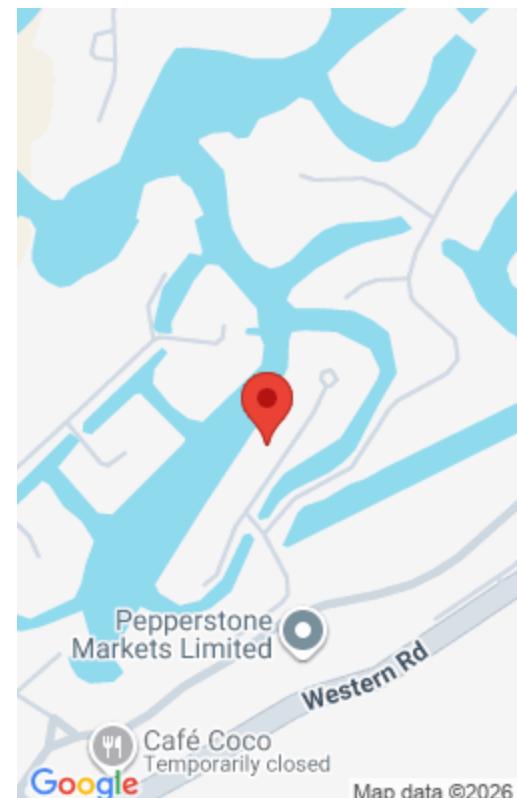
**\$4,750,000**

## **7 BEACH ISLAND | OLD FORT**

<https://bahamabeachrealty.com>

Explore the exclusive opportunity to own the sole Beach Island residence for sale within the sought-after enclave of Old Fort Bay in Western New Providence. Embracing charming British Colonial design, this five-bedroom home sits gracefully on a meticulously maintained canal-front property boasting over 100' of water frontage and adorned with lush landscaping. Notably, it boasts...

- 5 beds
- 5 baths
- Single Family Home
- 7500 sq ft



**Call us now**

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



## Basics

**Category:** Single Family Home

**Bathrooms:** 5 baths

**Area:** 7500 sq ft

**Currency:** USD

**Sale or Rent:** For Sale Only

**MLS ID:** 56389

**Bedrooms:** 5 beds

**Half baths:** 2 half baths

**Lot size:** 13020 sq ft

**Island:** New Providence/Paradise Island

**Date Listed:** 2024-02-12T00:00:00

## Building Details

**Foundation:** Yes

**Insulation (Walls):** Yes

**Floor covering:** 2, Travertine

**Roof:** Wood Shingle

**Insulation (Ceiling):** Yes

**Construction:** Concrete Block

**Exterior material:** Stucco

**Parking:** Garage & Carport

## Amenities & Features

**Sewer:** Connected

**Style:** Single Family Lot

**Shared Amenities:**

Clubhouse,Exercise  
Centre,Playground,Pool  
Outdoor,Recreation Centre,Tennis  
Court(s),Secured Entry,Dockage,Beach

**Air conditioning (Condo):** Central

**Water:** City

**Outdoor Area (Condo):** Private Yard,Covered  
Patio,Patio,Porch,Pool,Veranda,BBQ,Garden,Fruit Trees

**Amenities:** 24 Hour Security, Dock,  
Furnished, Garden Area, Guest House,  
Night Security, Short Term Allowed,  
Stand-by Generator, Swimming Pool,  
Water Purifier

## Miscellaneous



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**Site Influences:** Adult Oriented, Central location, Easy Access, Family Oriented, Golf Course Nearby, Private Setting, Southern Exp, Park setting, Recreation Nearby, Quiet Area, Cul-de-sac, Landscaped, Seniors Oriented, Road - Paved, Level Lot, Marina Nearby, Pets Allowed, Can Be Rented, Gated Community, Canal Front

**Monthly Assessment:**  
\$1,400

**Road:** Lane



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