



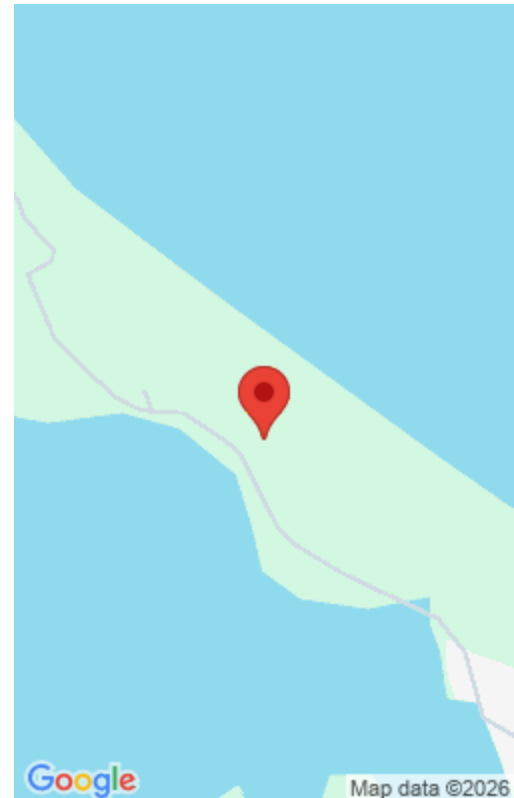
**\$2,950,000**

## BERRY PATCH

<https://bahamabeachrealty.com>

Berry Patch is island living at its finest, a rare sea-to-sea beachfront estate on Man-O-War Cay, with the Atlantic Ocean on one side and beachfront and docking on the Sea of Abaco on the other. Set on a 17,652 sq. ft. elevated lot, the property is protected by a full-length seawall along the Atlantic shore...

- 2 beds
- 2 baths
- Single Family Home
- 2500 sq ft



**Call us now**

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



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## Basics

**Category:** Single Family Home

**Bathrooms:** 2 baths

**Lot size:** 17652 sq ft

**Currency:** USD

**Island:** Abaco

**Sale or Rent:** For Sale Only

**MLS ID:** 65598

**Bedrooms:** 2 beds

**Area:** 2500 sq ft

**Year built:** 2017

**Block:** 187

**Lot:** 2

**Date Listed:** 2026-01-19T00:00:00

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## Building Details

**Foundation:** Yes

**Floor covering:** Travertine

**Exterior material:** Finished Concrete, Hardi Plank

**Parking:** Open

**Construction:** Concrete Block,Frame

**Basement:** Full

**Roof:** Asphalt Shingle

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## Amenities & Features

**Laundry:** In Unit

**Style:** Patio Home

**Water:** City

**Amenities:** Appliances Only, Dock, Fully Walled, Garden Area, Impact Shutters, Impact Windows, Security System, Stand-by Generator, Water Purifier, Water Softener, Wkshop - Detached

**Sewer:** Septic - Yes

**Air conditioning (Condo):**  
Central

**Outdoor Area (Condo):** Gazebo

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## Miscellaneous



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**Legal Description:**

Berry Patch, Man-O-War  
Cay, Abaco, The  
Bahamas

**Site Influences:**

Easy Access, Family Oriented, Private Setting, View -  
Ocean, Low Maint Yard, Shopping Nearby, Curb & Gutter, Recreation  
Nearby, Quiet Area, Landscaped, Waterfront - Ocean, Road -  
Gravel, Phone to Lot, Level Lot, Marina Nearby, Pets Allowed, Can Be  
Rented, Beach Front, Rocky Shore



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