



**\$2,795,000**

## **BLUE NIRVANA | EXUMA**

<https://bahamabeachrealty.com>

Nestled adjacent to the renowned Sandals Emerald Bay and just a brief drive from Exuma Airport, this residence embodies the essence of island living. Crafted with meticulous attention to detail, this beachfront retreat is adorned with luxurious finishes, showcasing a majestic great room boasting vaulted ceilings, limestone walls, and French doors that offer breathtaking vistas...

- 4 beds
- 4 baths
- Single Family Home
- 6000 sq ft



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## Basics

**Category:** Single Family Home

**Bathrooms:** 4 baths

**Area:** 6000 sq ft

**Year built:** 2018

**Island:** Exuma & Exuma Cays

**Date Listed:** 2024-02-27T00:00:00

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Lot size:** 12000 sq ft

**Currency:** USD

**Sale or Rent:** For Sale Only

**MLS ID:** 56622

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## Building Details

**Foundation:** Yes

**Insulation (Walls):** Yes

**Floor covering:** Other

**Roof:** Wood Shingle

**Insulation (Ceiling):** Yes

**Construction:** Concrete Block

**Exterior material:** Stucco

**Parking:** Garage & Carport

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## Amenities & Features

**Sewer:** Connected

**Shared Amenities:** Clubhouse, Daycare Centre, Exercise Centre, Playground, Pool Outdoor, Recreation Centre, Tennis Court(s), Guest Suite, Security System, Secured Entry, Dockage, Beach

**Water:** City

**Style:** Single Family Lot

**Air conditioning (Condo):** Central

**Amenities:** 24 Hour Security, Additional Accom., Cable, Furnished, Garden Area, Guest House, Hot Tub, Hurricane Windows, Impact Windows, Kitchen Built-in(s), Main Level Entry, Security System, Short Term Allowed, Sprinkler System, Stand-by Generator, Swimming Pool, Water Purifier, Wheelchair Access, Wkshop in House

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## Miscellaneous



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**Site Influences:** Adult Oriented, Central location, Easy Access, Family Oriented, Highway Access, Private Setting, View - Ocean, Park setting, Low Maint Yard, Golf Course Dev, Recreation Nearby, Quiet Area, No Thru Road, Cul-de-sac, Landscaped, Seniors Oriented, Waterfront - Ocean, Road - Paved, Level Lot, Marina Nearby, Pets Allowed, Can Be Rented, Gated Community, Beach Front

**Road:**  
Street



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