



**\$2,675,000**

## SUNSET POINT VILLA 8

<https://bahamabeachrealty.com>

A unique offering at Sunset Point: the only 2b/2.5b villa in the community, and an entirely different floor plan to all of the other homes. Chic, tropical, with all the modern conveniences and a private 42' dock at your front door. Award-winning design by Cronk Duch Architecture of St. Augustine, and quality construction by Hope...

- 2 beds
- 2 baths
- Single Family Home
- 2360 sq ft



**Call us now**

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



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## Basics

**Category:** Single Family Home

**Bathrooms:** 2 baths

**Area:** 2360 sq ft

**Year built:** 2022

**Island:** Abaco

**Subdivision:** Sunset Point

**Date Listed:** 2024-04-16T00:00:00

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Lot size:** 2887 sq ft

**Currency:** USD

**Lot:** 8

**Sale or Rent:** For Sale Only

**MLS ID:** 57377

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## Building Details

**Foundation:** Yes

**Insulation (Walls):** Yes

**Floor covering:** Mixed

**Roof:** Shake

**Insulation (Ceiling):** Yes

**Construction:** Frame

**Exterior material:** Hardi Plank

**Parking:** Garage - Single

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## Amenities & Features

**Laundry:** In Unit

**Style:** Bahamian Style

**Air conditioning (Condo):** Central

**Outdoor Area (Condo):** Covered  
Patio,Patio,Porch

**Sewer:** Septic - Yes

**Shared Amenities:** Pool Outdoor,Beach

**Water:** Other

**Amenities:** Dock, Furnished, Garden Area, Hurricane  
Windows, Impact Windows, Kitchen Built-in(s), Main  
Level Entry, Stand-by Generator

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## Miscellaneous



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**Legal Description:** Sunset Point Lot 8, Abaco Inn, Elbow Cay, Abaco, Bahamas

**Site Influences:** Central location, Easy Access, Family Oriented, Southern Exp, Low Maint Yard, Shopping Nearby, No Thru Road, Cul-de-sac, Landscaped, Waterfront - Ocean, Phone to Lot, Level Lot, Underground Services, Marina Nearby, Can Be Rented, Recreational

**Monthly Assessment:** \$1,000

**Road:** Street

**Restrictions:** Restr. Covnts



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