



**\$1,800,000**

## SUNSET POINT VILLA 9

<https://bahamabeachrealty.com>

Indulge in the ultimate island lifestyle in this brand new, custom-built 1b/1.5b luxury villa, perfectly positioned on the waterfront with a private 42-foot dock just steps from your door. Inspired by historic Bahamian Loyalist architecture and brought to life by the acclaimed team of Cronk Duch Architecture of St. Augustine with interior by Greenleaf Designs....

- 1 bed
- 1 bath
- Single Family Home
- 1192 sq ft



**Call us now**

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



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## Basics

**Category:** Single Family Home

**Bathrooms:** 1 bath

**Area:** 1192 sq ft

**Year built:** 2022

**Island:** Abaco

**Subdivision:** Sunset Point

**Date Listed:** 2025-05-21T00:00:00

**Bedrooms:** 1 bed

**Half baths:** 1 half bath

**Lot size:** 2734 sq ft

**Currency:** USD

**Lot:** 9

**Sale or Rent:** For Sale Only

**MLS ID:** 62637

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## Building Details

**Foundation:** Yes

**Insulation (Walls):** Yes

**Floor covering:** Laminate

**Roof:** Shake

**Insulation (Ceiling):** Yes

**Construction:** Frame

**Exterior material:** Hardi Plank

**Parking:** Carport - Single

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## Amenities & Features

**Laundry:** In Unit

**Style:** Bahamian Style

**Air conditioning (Condo):** Central

**Outdoor Area (Condo):** Private Yard,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:** Lot 9,  
Sunset Point, Abaco Inn,  
Elbow Cay, Abaco, Bahamas

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

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

**Road:** Lane

**Restrictions:** Restr.  
Covnts, Home Association



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