

## **ROYAL HARBOUR LOT 6, Marsh Harbour**



Price: \$380,000 Address: ROYAL HARBOUR LOT 6,Marsh Harbour City: Abaco MLS#: 57398 Lot Size: 15,311 sq. ft. Listing No: R8 Beds: 0 Baths: 0 Living Area: 15,311 sq. ft. Year Built: n/a Status: For Saleonly

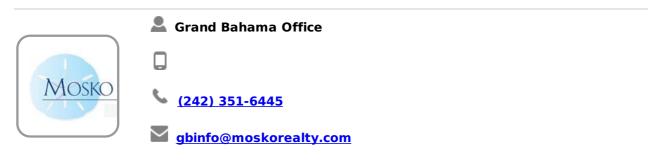




## **Property Details**

This exceptional vacant lot, spanning 15,311 square feet, is your canvas to bring to life your bespoke waterfront sanctuary. With 117ft of canal frontage perfect for a boat lift, this property is a haven for those who seek an adventurous aquatic lifestyle. The waterfront area has been dredged to 7 feet Mean Low Water (MLW) approximately 80 feet from the seawall significantly enhancing this vacant land's appeal by offering deep-water access for a variety of vessels. This improvement increases the property's value by enabling diverse waterfront use. Positioned within walking distance to grocery stores, liquor stores, marinas, shops, and restaurants, and just a 20-minute boat ride to the most prime fishing grounds, this lot is strategically located for both convenience and adventure. Additionally, you are also a mere 10-minute drive from Marsh Harbour International Airport, providing seamless connectivity to South Florida and beyond. Moreover, with the growing demand in the rental market, building today means taking advantage of a rapidly expanding opportunity.

## **Agent Details**





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