



"Blueberry Hill"

Great Guana Cay, Abaco, Bahamas.



"Blueberry Hill" is an elegant 4 bedroom, 2-1/2 bath, 2 storey Traditional British Colonial plantation style home, perfectly located on 3 magnificent waterfront lots, with fantastic views of the Sea of Abaco. "Blueberry Hill" was featured in the April 2004 issue of Coastal Living as the ideal "Personal Paradise".

Property:

- * 3 adjoining waterfront lots
- * 31,000 total square feet
- * 150 feet of deep-water frontage
- * 120 foot offshore breakwater
- * 50 foot private dock
- * Minimum 6' water depth at low tide
- * Private white sandy beach

Main Residence:

- * Built in 2002 - Solid concrete block construction
- * Marine Ply Bermuda roof
- * 2,400 square feet of living area
- * 1,500 sq. ft. of verandahs on two levels

Ground Level:

- * Spacious, tastefully decorated living area
- * Semi-formal dining area
- * Modern, fully equipped kitchen - custom cabinetry
- * Superior quality appliances
- * Separate den, library and 1/2 bath

Second Level:

- * 4 bedrooms - 2 bath on second level
- * Cathedral ceilings in main bedroom areas
- * 2 person Jacuzzi tub/separate shower in master suite
- * Whirlpool tub and shower in 2nd bath
- * Verandahs with 360 degrees panoramic views

Additional Amenities:

- * 2 five ton high efficiency central A/C units
- * Spanish floor tile on first level screened verandah
- * Ceiling fans and custom lighting throughout
- * Colonial style hurricane shutters throughout
- * 14,000 gallon fresh water cistern
- * 15 KW Lister emergency power generator

Dock House:

- * Built in 2003 - Wood frame construction
- * Bermuda roof and Hardiplank siding
- * 450 square feet in size
- * Option to convert to living/bedroom, bath and screened porch for living accommodations

Grounds:

- * Extensive custom rock work landscaping of walls, seawalls and walkways
- * Beautifully manicured grounds
- * Mature, native landscaping

Reference # AES 282- Offered For Sale - Fully Furnished at: **\$1,330,000.**

- exclusive of 1/2 Bahamian Stamp Duty and purchaser's legal fees.



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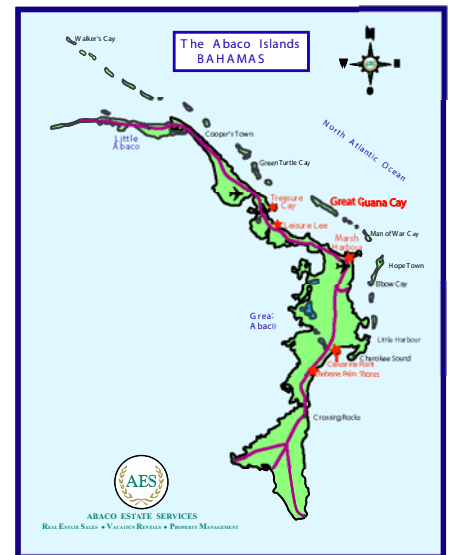
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This information is considered accurate, but not warranted and is subject to changes or withdrawals without notice

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