



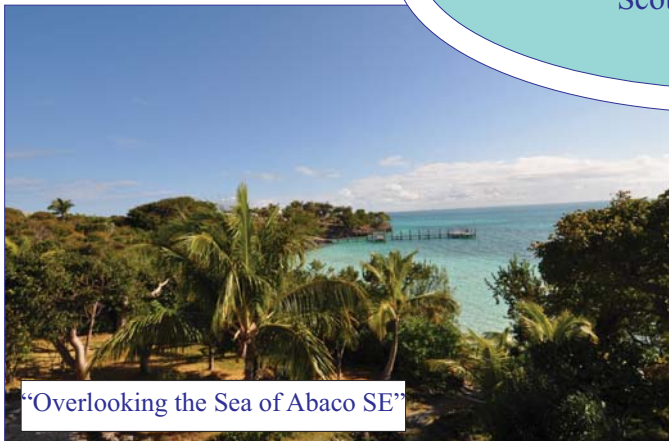
“Simcha II from the Sea of Abaco”



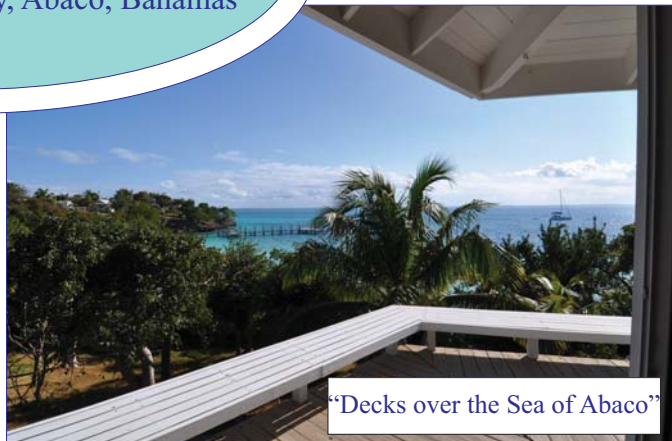
“NE Entrance”

“Simcha II”

Scotland Cay, Abaco, Bahamas



“Overlooking the Sea of Abaco SE”



“Decks over the Sea of Abaco”

LAND - +/- 38,107 s.f. - 0.874 Acre with 145.70' of Sea of Abaco Shoreline

RESIDENCE - 1900 s.f. - 3 Bedroom, 2 Bath with open decks overlooking the Sea.

Living -

- Lanai - 7' 0" x 3' 0"
- Great Room - 30' 0" x 47' 0"
- 4 Storage Closets - 12' 0" x 2' 11"
- Deck - 46' 6" x 7' 11"
- Hallway - 15' 0" x 3' 0"
- Laundry Closet - 9' 0" x 2' 11"

Dock Slip in Private Marina
Fresh Water Cistern

www.AbacoCaysRealty.com Reference # SCH1148

- Master Suite** - 19' 0" x 14' 0"
- His and Hers Closets - 6' 9" x 2' 11" - 6' 3" x 2' 11"
- Bath - 11' 4" x 9' 8"
- Deck - 28' 8" x 7' 11"

- #1 Guest Bedroom** - 13' 0" x 11' 0"
- Closet - 8' 0" x 2' 0"
- Deck - 12' 0" x 7' 11"
- Hallway - 12' 0" x 2' 11"
- Bath - 13' 0" x 5' 8"

- #2 Guest Bedroom** - 16' 7" x 11' 0"
- Closet - 8' 0" x 2' 0"
- Deck - 31' 7" x 7' 11"

Offered for sale at: **\$2,250,000.** - exclusive of 1/2 Bahamian Stamp tax and purchaser's legal fees.



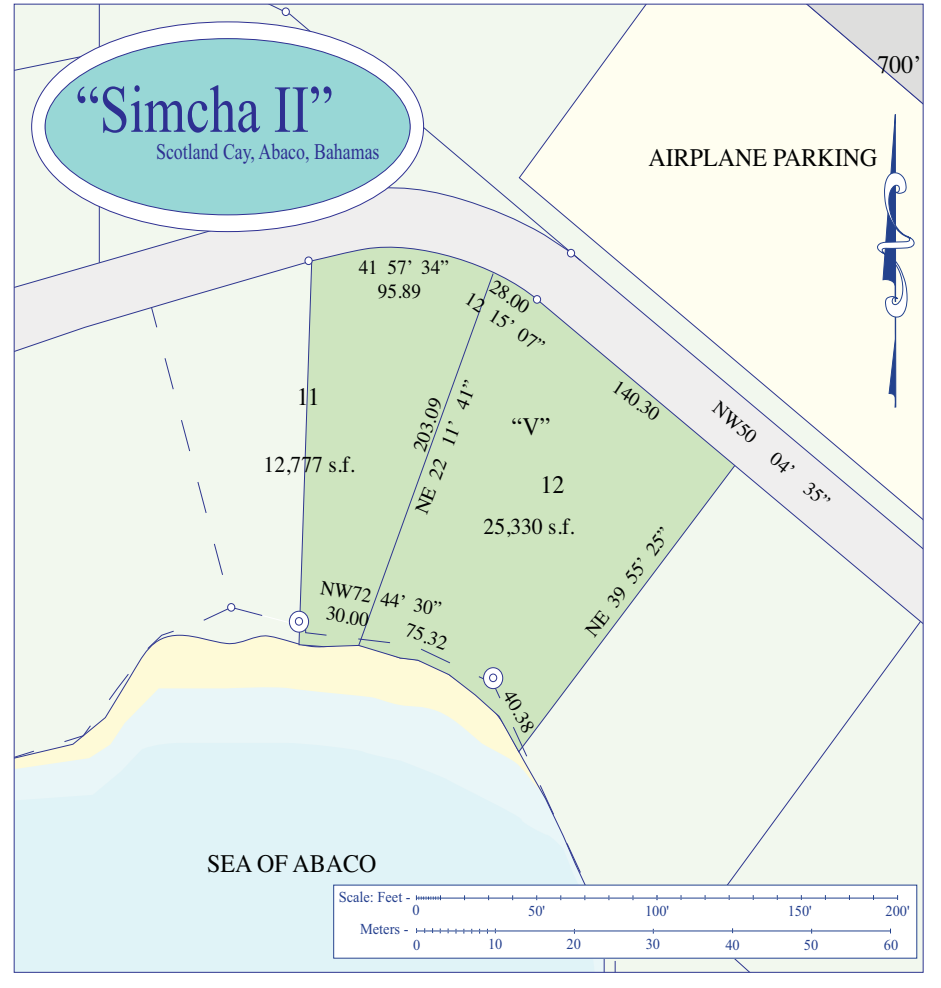
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“Great Room”



“Great Room In”



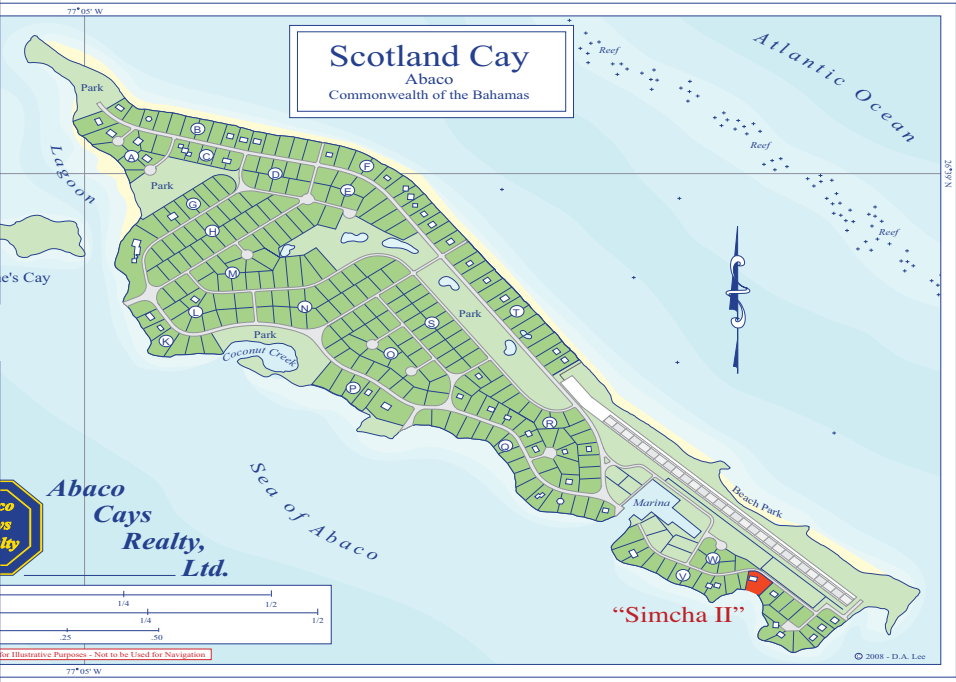
“Master Suite”



“Dock Slip”



“Runway/parking”



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