

# PROPERTIES FOR SALE

## FAMILY ISLAND / RESIDENTIAL

### ABACO

#### 1. GREAT CISTERN, ABACO

##### PARCEL OF LAND, LITTLE BIGHT

**PROPERTY DESCRIPTION:** Single Family Residential

**PROPERTY SIZE:** 11,540 sq. ft.

**LIVING AREA:** 805 sq.ft.

**ACCOMMODATIONS:** Two bedrooms, two bathrooms, dining/living room, and kitchen.

**LOCATION:** Travelling 400 feet northwestward on the road to Great Cistern from its intersection with Forest Drive Way, the subject property is on the right (northeast) side.

**GPS REFERENCE:** 26.56 degrees north latitude and 77.107 degrees west longitude

**APPRAISED VALUE:** \$83,0000

#### 2. MURPHY TOWN, ABACO

##### A PORTION OF CROWN ALLOTMENT #60

**PROPERTY DESCRIPTION:** Residential (Multi-Family) Development

**PROPERTY SIZE:** 34,200 sq.ft

**LIVING AREA:** Rental units.

**ACCOMMODATION:** Four single storey rental houses, construction include reinforce poured concrete foundation with exterior walls constructed of timber framing.

**LOCATION:** Travelling about 240 feet northeastwards on Samuel Drive from its intersection with Forest Drive, the subject is on the left (northwest) side.

**GPS REFERENCE:** 26.551 degrees north latitude and 77.101 degrees west longitude.

**APPRAISED VALUE:** \$172,000

#### 3. TREASURE CAY, ABACO

##### LOT NO. 6 BLOCK NO. 186

**PROPERTY DESCRIPTION:** Single Family Residential

**PROPERTY SIZE:** 10,928. sq. ft

**FLOOR AREA:** 3,725 sq. ft

**ACCOMMODATIONS:** Unknown

**LOCATION:** Traveling east along Treasure Cay Drive from the intersection with S.C. Bootle Highway, continue beyond the round-a-bout and turn right (southeast) on the sixth corner (Windward Beach Road) the right (west) on the first corner (Stempost Way) and the subject is the third lot on the left (south) side.

**GPS REFERENCE:** 26.672 degrees north latitude and 77.274 degrees west longitude.

**APPRAISED VALUE:** \$480,000

#### 4. FOX TOWN, ABACO

##### LOT NO. 32 BLOCK NO. 32

**PROPERTY DESCRIPTION:** Multi/Single Family Residential Incomplete residence.

**PROPERTY SIZE:** 15,206 sq.ft

**LIVING AREA:** 930 sq.ft (dwelling)

3,287 sq.ft (under construction)

**ACCOMMODATIONS:** At completion it will comprise three bedrooms, three bathrooms, with a dining room, living room, and kitchen area. 35% completed to belt course.

**LOCATION:** Traveling west along S.C. Bootle Highway, after passing Fox Town, take the 1st corner on the left, the subject property is the 2nd property on the right.

**APPRAISED VALUE:** \$226,000

#### 5. MURPHY TOWN, ABACO

##### PART OF LOT NO. 74

**PROPERTY DESCRIPTION:**

Residential Development

**PROPERTY SIZE:** 7,789 sq.ft

**LIVING AREA:** 1,084 sq.ft.

**ACCOMMODATION:** Three-bedrooms, one-bathroom, with living room, dining room, and kitchen area.

**LOCATION:** Travelling 580 feet northwestwards on Murphy Town Blvd from the intersection with Southside Road, Turn Left (southwards) on a 10 feet wide access road the subject is about 240 feet southwestwards.

**GPS REFERENCE:** 26.554 degrees north latitude and 77.105 degrees west longitude.

**APPRAISED VALUE:** 133,000

### GRAND BAHAMA

#### 1. BAHAMIA MARINA 1X, FREEPORT,

##### GRAND BAHAMA

##### LOT NO. 45, BLOCK 33

**PROPERTY DESCRIPTION:** Duplex Residential

**PROPERTY SIZE:** 13,939 sq. ft. or 0.32 acres

**LOCATION:** Traveling south on Pinta Avenue from South Mall Drive, turn right on Santa Maria Drive. Turn left on Churchill Road. The subject is located approximately 0.5 mile on the right.

**APPRAISED VALUE:** \$210,000

#### 2. ROYAL BAHAMIAN ESTATES, FREEPORT,

##### GRAND BAHAMA

##### LOT NO. 13, BLOCK 4

**PROPERTY DESCRIPTION:** Single Family Residential

**PROPERTY SIZE:** 14,960 sq. ft. or 0.34 acres

**LOCATION:** Traveling east on East Sunrise Highway, turn right on Beachway Drive. Turn left on Tasmania Road. Subject is about 400 ft. on the on the left - yellow trim with white

**APPRAISED VALUE:** \$368,600

#### 3. #8 WEST PINE STREET

##### LOT NO. 8 BLOCK 4

**PROPERTY DESCRIPTION:**

Single Family Residential

**PROPERTY SIZE:** 10,350 sq. ft. or 0.24 acres

**LOCATION:** Traveling West on Warren J. Levarity Highway to Eight Mile Rock, turn right at the junction of Warren J. Levarity and Queen's Highway. Travelling on Queen's Highway, take the first corner on the right. Take the third corner on the right. The subject property is the last structure on the right.

**APPRAISED VALUE:** \$165,0000

### FOR INQUIRIES PLEASE CONTACT

GRAND BAHAMA - SHERISSE WILLIAMS/DARLENE GIBSON/ GENESTA JACKSON : 242-350-6006/242-373-9670

ABACO - STEPHEN CARROLL: 242-367-2370

PLEASE FORWARD ALL BIDS VIA E-MAIL TO: [DISTRESSED.PROPERTIES@COMBANKLTD.COM](mailto:DISTRESSED.PROPERTIES@COMBANKLTD.COM)