



\$2,950,000

## BERRY PATCH

<https://www.stellarrealty.net>

Berry Patch is island living at its finest, a rare sea-to-sea beachfront estate on Man-O-War Cay, with the Atlantic Ocean on one side and beachfront and docking on the Sea of Abaco on the other. Set on a 17,652 sq. ft. elevated lot, the property is protected by a full-length seawall along the Atlantic shore [...]

- 2 beds
- 2 baths
- Single Family Home
- Active
- 2500 sq ft



## Basics

**Category:** Single Family Home

**Bedrooms:** 2 beds

**Area:** 2500 sq ft

**Year built:** 2017

**Block:** 187

**Lot:** 2

**Date Listed:** 2026-01-19T00:00:00

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 17652 sq ft

**Currency:** USD

**Island:** Abaco

**Sale or Rent:** For Sale Only

**MLS ID:** 65598



### Call us now

Phone: 242.359.1941 / 242.394.6924

Email: [hello@stellarrealty.net](mailto:hello@stellarrealty.net)

Address: Stapledon Gardens, P. O. Box SP-62951, Nassau, Bahamas



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## Amenities & Features

**Laundry:** In Unit

**Style:** Patio Home

**Water:** City

**Amenities:** Appliances Only, Dock, Fully Walled, Garden Area, Impact Shutters, Impact Windows, Security System, Stand-by Generator, Water Purifier, Water Softener, Wkshop - Detached

**Sewer:** Septic - Yes

**Air conditioning (Condo):**  
Central

**Outdoor Area (Condo):** Gazebo

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## Building Details

**Foundation:** Yes

**Area:** Man-O-War Cay

**Basement:** Full

**Roof:** Asphalt Shingle

**Construction:** Concrete Block,Frame

**Floor covering:** Travertine

**Exterior material:** Finished Concrete, Hardi Plank

**Parking:** Open

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## Miscellaneous

**Legal Description:**  
Berry Patch, Man-O-War Cay, Abaco, The Bahamas

**Site Influences:** Easy Access,Family Oriented,Private Setting,View - Ocean,Low Maint Yard,Shopping Nearby,Curb & Gutter,Recreation Nearby,Quiet Area,Landscaped,Waterfront - Ocean,Road - Gravel,Phone to Lot,Level Lot,Marina Nearby,Pets Allowed,Can Be Rented,Beach Front,Rocky Shore



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