

PRIVATE ISLANDS INC.

TILLOO POND

THE ABACOS, BAHAMAS



13.45 ACRES • FREEHOLD
SEA TO SEA • TWO PRIVATE DOCKS

26.444°N 76.988°W

ELEVATION — SUMMIT 61 FT



THE ESTATE

At a Glance

LOCATION	Tilloo Cay, The Abacos
TITLE	Freehold
LAND AREA	13.45 acres
RESIDENCE	6,000 sq ft · 3 villas
BEDROOMS	6 bed · 6 bath
SUMMIT	61 ft

FEET OF HARBOUR DOCK

A 230-foot harbour dock on the pond, with boathouse and two boat lifts — plus a sea-facing dock for arrivals and swimming.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	13.45 acres
TITLE	RESIDENCE
Freehold	6,000 sq ft
DOCKS	WATERS
2 private docks	Sea of Abaco · Atlantic

www.privateislandsonline.com/caribbean/bahamas/the-abacos/tilloo-pond

REGION — THE ABACOS

The Abacos form a boomerang of barrier cays sheltering the Sea of Abaco — the sailing heart of the northern Bahamas. Marsh Harbour is the chain's working hub, Hope Town its postcard settlement on Elbow Cay. Tilloo Cay lies just south of both, in quieter water.





THE ESTATE

Sea to Sea on Tilloo Cay

The estate runs sea to sea across Tilloo Cay at its narrow waist — Atlantic sunrise on one shore, Sea of Abaco sunset on the other, and the sheltered water of Tilloo Pond at its northern edge. Thirteen and a half acres of tropical gardens hold the residence, its pool and its two docks in complete privacy.

THE RESIDENCE

Three Villas, One Estate

Three independent villas are linked by curved breezeways into a single 6,000-square-foot residence: a main villa with the great room and gourmet kitchen, an octagonal master villa given over entirely to the primary suite, and a two-storey guest villa with its own family room and kitchenette. Caretaker accommodation sits beneath the guest villa.

THE INTERIORS

Hardwood, Travertine, Timber

Inside, the finish is exotic hardwoods, travertine floors and vaulted timber arches. The main villa's great room turns around a double-sided fireplace, with formal dining beside it and a gourmet kitchen in cherry cabinetry and granite. Six bedrooms and six bathrooms run across the three villas.

THE LIFE

Verandas, Pool & Gazebo

More than 6,000 square feet of covered verandas wrap the residence. Outside: a swimming pool, a sunset gazebo for entertaining, a small private beach, and gardens that run down to both shores. The estate is offered turnkey, fully furnished and equipped, artworks included.





LAND AND WATER

Two Shores, One Pond

Three waters meet at Tilloo Pond. On the pond, the 230-foot harbour dock carries a boathouse, two boat lifts and a fish-cleaning station. On the Sea of Abaco side, a second dock serves guest arrivals and swimming above the small private beach. The eastern boundary is wilder — a rugged, pristine Atlantic shoreline that borders nesting sites for native seabirds.

KNOWN FOR

A sea-to-sea freehold estate on Tilloo Cay — Atlantic sunrises, Sea of Abaco sunsets, and a private harbour on Tilloo Pond.

SUMMER HIGH 88°F • WINTER LOW 59°F • SEA TEMPERATURE 73-84°F



BY BOAT

The Only Way In

There is no road to Tilloo Cay — the estate is reached exclusively by boat, a short journey south from Marsh Harbour and Hope Town across the Sea of Abaco. Both private docks are serviced with electricity and fresh water, the harbour dock on the pond and the sea-facing dock below the house.

THE SYSTEMS

Self-Sufficient by Design

The estate runs its own systems: a 15,000-gallon cistern integrated into the foundation manages the water supply, and a stand-by generator keeps the residence powered. Zoning allows private residential use or high-end hotel development, leaving a buyer room to expand on a holding that already works.

DISTANCES — STRAIGHT LINE

Hope Town 6.9 mi · Marsh Harbour 7.9 mi · Marsh Harbour Int'l Airport 7.6 mi · Man-O-War Cay 11 mi

SEA TO SEA • TWO DOCKS • ONE POND

On the Map

The map displays the Abaco Islands in the Bahamas, with the Atlantic Ocean to the east and the Sea of Abaco to the west. A red pin marks the location of Tilloo Pond on the southern tip of Abaco Island, with coordinates 26.444°N 76.988°W. A dashed red line indicates a distance of 7.9 miles from Marsh Harbour to Tilloo Pond. A scale bar at the bottom left shows distances up to 10 miles. A compass rose is located in the top right corner.

STRAIGHT-LINE DISTANCES

Hope Town, Elbow Cay	7 mi
Marsh Harbour Int'l Airport	8 mi
Man-O-War Cay	11 mi

ATLANTIC OCEAN

SEA OF ABACO

TILLOO POND

26.444°N 76.988°W

STRAIGHT-LINE DISTANCES

Hope Town, Elbow Cay 7 mi

Marsh Harbour Int'l Airport 8 mi

Man-O-War Cay	11 mi
---------------	-------

GALLERY

The Estate in Frames



Dining on the covered veranda



The gourmet kitchen



The master suite



The Atlantic shoreline



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

TILLOO POND

THE ABACOS, BAHAMAS

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



www.privateislandsonline.com/caribbean/bahamas/the-abacos/tilloo-pond

info@privateislandsinc.com

www.privateislandsonline.com