PRIVATE ISLANDS INC.

GUNPOINT

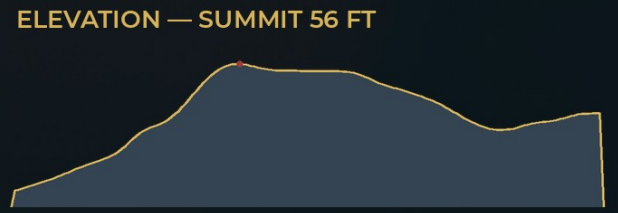
NORTH ELEUTHERA, BAHAMAS



80 ACRES · FREEHOLD

TWO MILES OF COASTLINE

25.549°N 76.743°W



THE ESTATE

At a Glance

LOCATION	North Eleuthera, Bahamas
TITLE	Freehold
LAND AREA	80 acres
COASTLINE	2 miles
MAIN MANOR	3,786 sq ft · 4 bed
SUMMIT	56 ft

ACRES AT ELEUTHERA'S TIP

A single freehold holding at the apex of North Eleuthera — powder-white beach on its northern shore, deep water on the southern edge.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
80 acres

TITLE
Freehold

COASTLINE
2 miles

DOCK
175-ft private dock

SUMMIT
56 ft

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REGION — THE BAHAMAS

The Bahamas is an archipelago of some 700 islands and cays off Florida, where fee-simple freehold title and the International Persons Landholding Act give overseas buyers a transparent route to ownership. Eleuthera, in the north of the chain, pairs long, quiet shorelines with international air service and working harbours.





THE ESTATE

A Peninsula of One's Own

Gun Point runs out from the northern tip of Eleuthera as a dramatic 80-acre peninsula — mature coconut palm groves and lush tropical ground between a powder-white sand beach on its northern shore and deep water along the southern edge. Two miles of coastline wrap the holding, and the ground rises to the high-elevation building sites the listing singles out.

THE RESIDENCES

Manor House & Cottage

The estate is a fully functional private compound. The 3,786 sq ft main manor house holds four bedrooms and 4.5 bathrooms in classic Bahamian style, complemented by a 2,500 sq ft cottage with two further bedrooms and 1.5 bathrooms. A tennis court, gazebos placed for sunset viewing, and a 175-foot private dock with a boat ramp complete the grounds.

PROVENANCE

A Crown Deed

Deeded by King George VI to the legendary media mogul Lord Beaverbrook after the Second World War, Gun Point remains — in the listing's words — one of the most culturally significant landholdings in the Bahamas. The point keeps a relic of its gunnery past: the cannon photographed at the water's edge beside the dock.

SELF-SUFFICIENCY

Independent by Design

The estate is built for independent living: a 210,000-gallon rainwater catchment system, a reverse osmosis plant and multiple high-capacity backup generators form its utility backbone. Open zoning leaves a buyer's direction unusually wide — a world-class private residential compound, or a boutique luxury development.





LAND AND WATER

Beach North, Deep Water South

The northern boundary is a vast stretch of powder-white sand beach; the southern edge drops to deep water, perfect for mooring large yachts. Around the point runs the Devil's Backbone reef, which the listing credits with some of the best snorkelling and fishing in the archipelago — straight from the estate's own shores.

KNOWN FOR

Its Crown provenance — deeded by King George VI to Lord Beaverbrook after the Second World War — and two miles of coastline at the tip of North Eleuthera.

SUMMER HIGH 90°F · WINTER LOW 66°F · SEA TEMPERATURE 75–86°F



BY WATER

Across the Harbour

Spanish Wells, the fishing community on St George's Cay, lies half a mile straight-line across the harbour — a short boat ride from the estate's own dock, in the listing's words. The 175-foot dock stands on the point's deep-water southern edge, made for mooring large yachts.

THE GATEWAY

Eleuthera & Beyond

North Eleuthera International Airport (ELH) lies 6.3 miles straight-line to the southeast — a quick drive, the listing notes, down the narrow road that ties the point to the island's highway, and a gateway for commercial flights and private jets alike. Nassau is 49 miles straight-line; the listing puts Florida 200 miles west and the capital within reach by private boat or the daily Fast Ferry.

DISTANCES — STRAIGHT LINE

Spanish Wells 0.5 mi · Gene's Bay Dock 0.7 mi · Preacher's Cave 3.0 mi · North Eleuthera Int'l Airport 6 mi

LOCATION

On the Map

NORTH ELEUTHERA • BAHAMAS, CARIBBEAN



GALLERY

The Estate in Frames



The northern beach under the palms



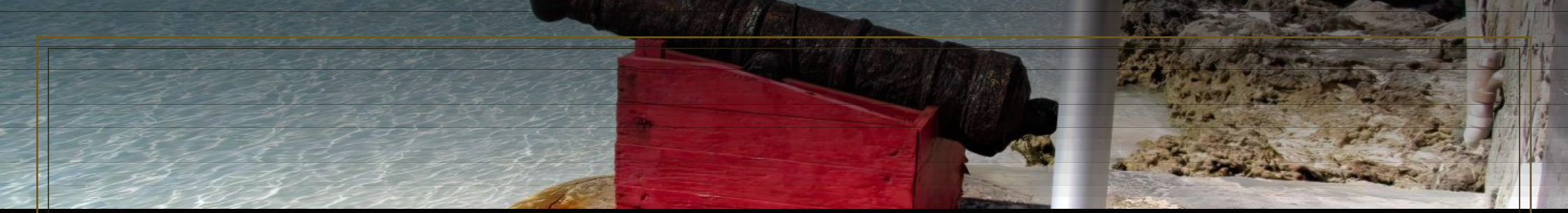
The manor verandah



An estate bedroom



The dining room



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

GUN POINT

NORTH ELEUTHERA, 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.

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