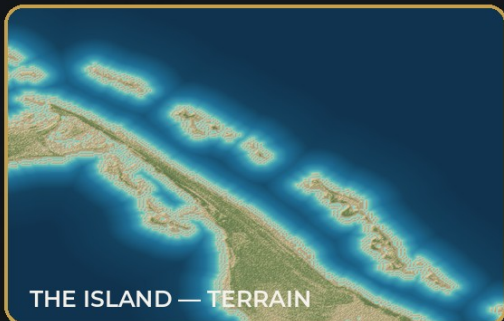


PRIVATE ISLANDS INC.

SERENITY ISLAND

THE ABACOS, BAHAMAS



THE ISLAND — TERRAIN

40 ACRES • FREEHOLD

3,200 SQ FT ESTATE + STAFF QUARTERS

26.871°N 77.426°W

ELEVATION — SUMMIT 39 FT



THE ESTATE

At a Glance

LOCATION	North Abaco, Bahamas
TITLE	Freehold
LAND AREA	40 acres
MAIN RESIDENCE	3,200 sq ft · built 1970
BEDROOMS	4 bed · 4 bath · 2 kitchens
STAFF QUARTERS	1,200 sq ft

SHORELINES, TWO SEAS

White sand on two seas at once: the protected Sea of Abaco on one shore, the open Atlantic on the other, across a single 40-acre freehold.

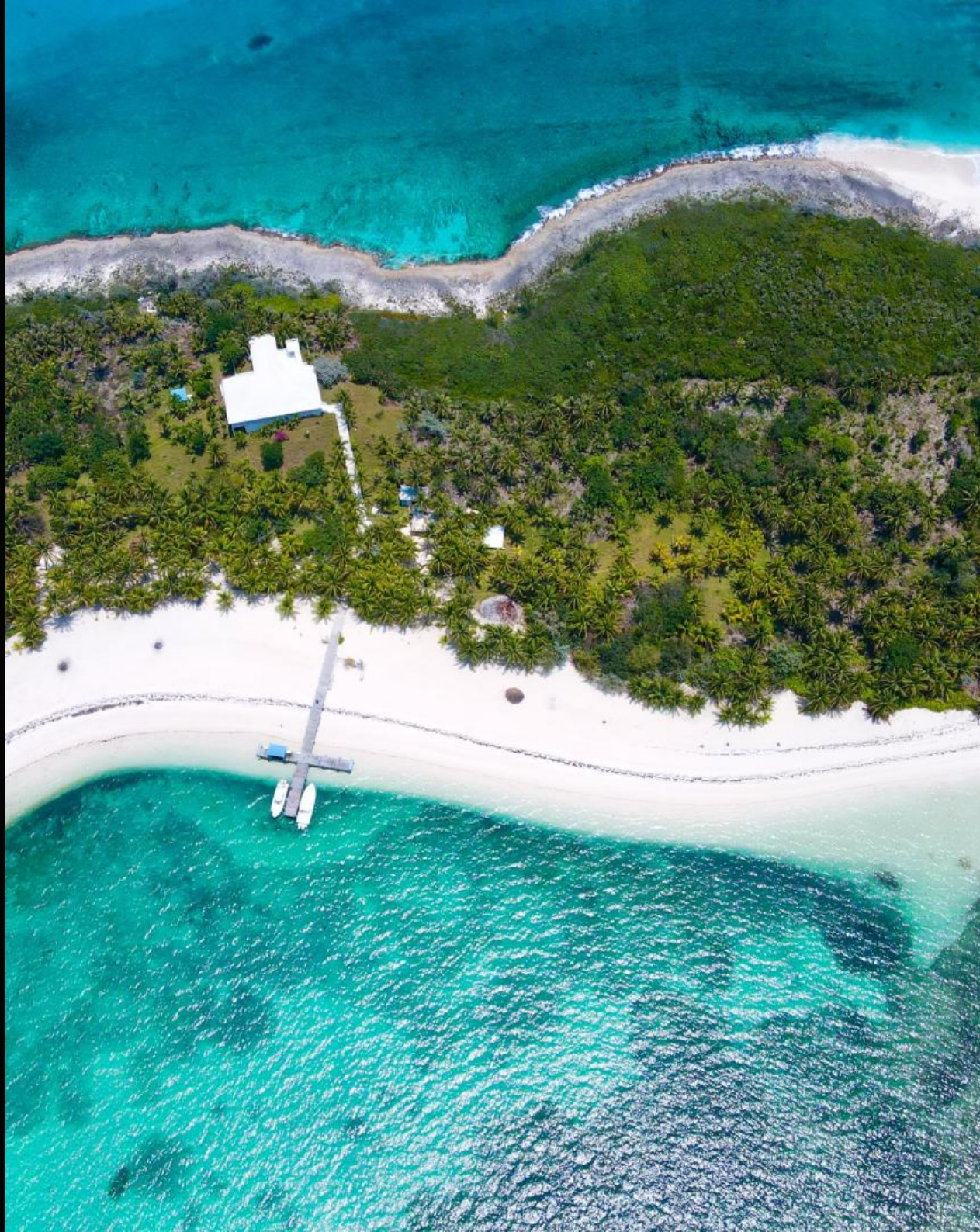
ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	40 acres
TITLE	SUMMIT
Freehold	39 ft
WATERS	RESIDENCE
Sea of Abaco · Atlantic	3,200 sq ft

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REGION — THE ABACOS, BAHAMAS

The Abacos are the Bahamas' northern boating capital, a 120-mile chain of cays sheltering the calm Sea of Abaco. Bahamian freehold title is open to international buyers, and North Abaco pairs genuine seclusion with mainland towns, marinas and airports minutes away by boat or road.





THE ISLAND

A 40-Acre Abaco Island

Serenity Island is a 40-acre private island in the Abaco chain of the Bahamas, marketed as a turnkey retreat or the foundation of a high-end hospitality venture. Its defining feature is dual shoreline: miles of pristine white sand beach along both the protected Sea of Abaco and the expansive Atlantic Ocean, so the island has a calm lee shore and an open ocean shore at once.

THE SETTING

The Crow's Nest Viewpoint

The island's topography rises to a high point known as the crow's nest, with 360-degree viewpoints over the turquoise waters where the Sea of Abaco meets the Atlantic. The extensive beach frontage across the 40 acres keeps every part of the island private, with varied options from swimming to shoreline exploration.

THE RESIDENCE

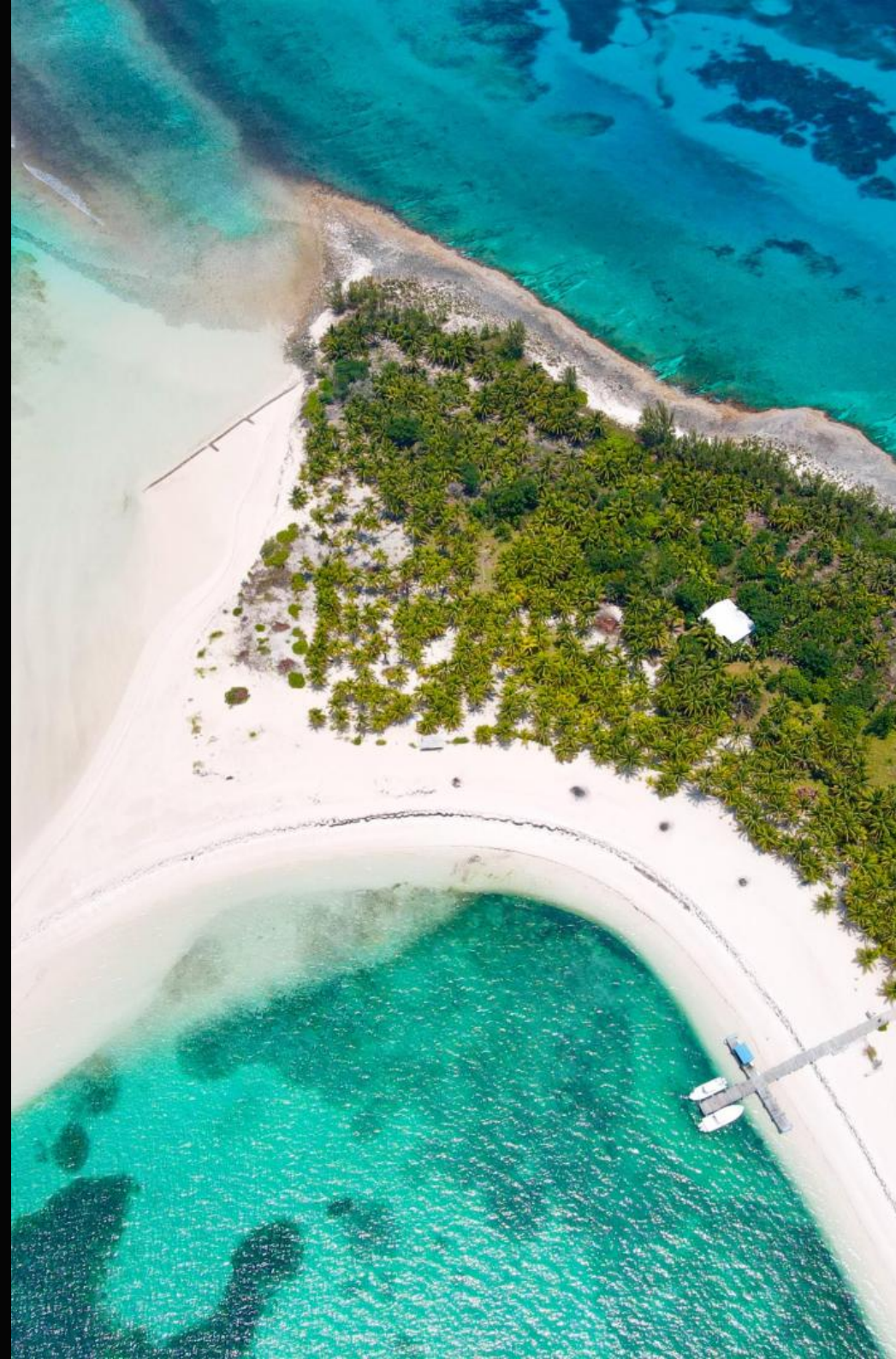
The Estate Residence

The estate is anchored by a 3,200-square-foot coastal-inspired residence built in 1970: four bedrooms, four bathrooms, two kitchens and an expansive open-concept living area, in a one-level ranch style with ceiling fans and central air conditioning throughout.

THE SUPPORT BUILDINGS

Staff Quarters, Separate

A separate 1,200-square-foot staff quarters accommodates a personal team or on-island management, keeping service invisible to the main house. Together the buildings make the island a working private sanctuary from arrival, suited equally to a family compound or an exclusive boutique resort development.





LAND AND WATER

Two Seas, One Island

The island runs long and narrow through the northern Abacos, its west shore a sweep of white sand and shallow turquoise on the Sea of Abaco, its east shore a rocky ironshore open to the Atlantic. A large curving sand spit encloses a shallow lagoon at the north-west end. From the highest point, known as the crow's nest, the view turns a full 360 degrees over the waters where the two seas meet, and fishing and diving begin directly from the shoreline.

KNOWN FOR

Dual frontage: miles of white sand beach on both the Sea of Abaco and the Atlantic, a turnkey estate, and 360-degree views from the crow's nest high point.

DAYTIME HIGH $\pm 85^{\circ}\text{F}$ · NIGHT LOW $\pm 68^{\circ}\text{F}$



BY AIR AND SEA

Minutes from the Mainland

The listing notes travel is exceptionally convenient, served by two nearby private airports and one international airport. Coopers Town, the mainland town across the Sea of Abaco, lies about 5 miles straight-line to the west, with Treasure Cay about 17 miles south and Marsh Harbour, the Abacos' main hub, about 33 miles south.

UTILITIES

Established and Serviced

The property is serviced by a septic sewer system, and the established estate infrastructure, a 3,200 sq ft residence plus separate staff quarters, means the island runs from day one rather than starting as a construction project.

DISTANCES — STRAIGHT LINE

Coopers Town 5 mi · Treasure Cay 17 mi · Marsh Harbour 33 mi

40 ACRES • TWO SEAS • TURNKEY ESTATE

LOCATION

On the Map

NORTH ABACO • THE ABACOS, BAHAMAS



GALLERY

The Estate in Frames



The great sand spit at the north-west end



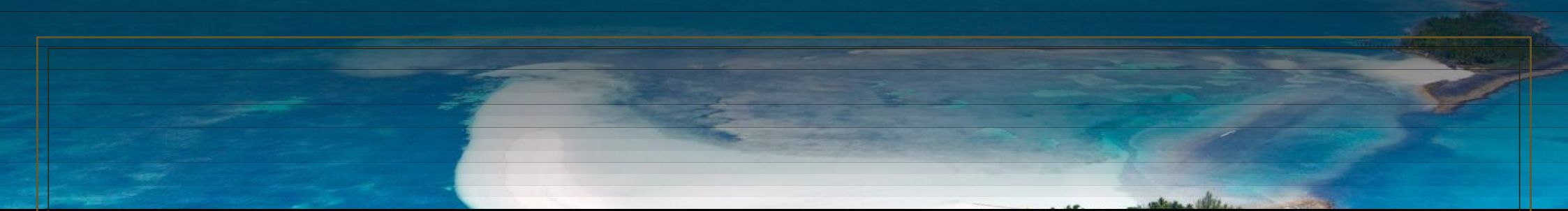
The rocky Atlantic shore, east side



White roofs above the lee-shore beach



The spit curving into turquoise shallows



PRIVATE ISLANDS INC.
THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

SERENITY ISLAND

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.



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