PRIVATE ISLANDS INC.

CROWN PIGEON ISLAND & CAY

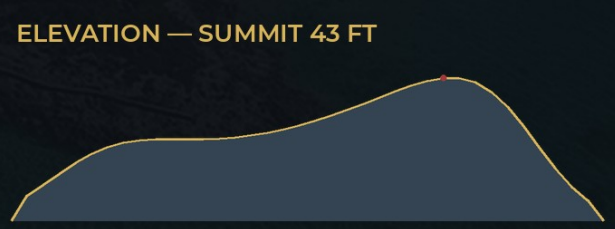
NORTH ELEUTHERA, BAHAMAS



11 ACRES · TURNKEY ESTATE

3 BEACHES · MARINA · HELIPAD

25.520°N 76.665°W



THE ESTATE

At a Glance

LOCATION	North Eleuthera, Bahamas
LAND AREA	11 acres
RESIDENCES	3 villas + cottages
BEDROOMS	15
LIVING SPACE	±12,000 sq ft
SUMMIT	43 ft

FEET OF DOCKAGE

A four-acre protected harbour on the leeward shore — three large slips, two boat lifts and over 600 feet of dockage.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
11 acres

BEDROOMS
15

BEACHES
Three white sand

MARINA
4-acre harbour

SUMMIT
43 ft

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REGION — THE BAHAMAS

Eleuthera's northern end is the Bahamas' boating crossroads — Spanish Wells' fishing fleet, Harbour Island's pink-sand resorts and an international airport within a few miles of each other, with quiet private cays scattered across the banks between them.





THE ISLAND

An Estate, Complete

Crown Pigeon Island & Cay is an eleven-acre private island estate in the clear shallow waters of North Eleuthera, just 1.6 miles from Harbour Island. Fully developed and offered turnkey, it pairs absolute privacy with the infrastructure of a small resort: a protected deep-water marina, a private helipad, three white sand beaches and a private golf course woven through the grounds.

THE RESIDENCES

Three Villas, Fifteen Bedrooms

Fifteen bedrooms and twenty bathrooms spread across three oceanfront villas and their guest cottages — some 12,000 square feet of living space. Villa One pairs two bedrooms with a private pool and outdoor bar; Villa Two is the five-bedroom gathering house with a swim-up bar; Villa Three keeps four bedrooms in a quieter corner. A staff residence stands by the marina.

OUTDOOR LIVING

Life Happens Outside

Life here happens outside. Two pools — one with a swim-up bar — a covered dining pavilion set for large gatherings, an outdoor kitchen with grill and stone oven, and a beach club with bar and barbecue at the water's edge. Decks wrap the main villa on two levels, furnished for lounging, dining and watching the boats come into the marina.

THE GOLF COURSE

Three Greens, Many Courses

A private golf course laid out around the island's natural contours: three greens and multiple tee positions combining into a flexible short-game layout. It is as much sculpture as sport — manicured turf set against ironshore, sand and sea.





LAND AND WATER

Three Beaches, One Harbour

Eleven acres ringed by three white sand beaches and the calm turquoise banks of North Eleuthera. On the leeward side, the four-acre protected harbour offers over 600 feet of dockage, three large slips, a hauling ramp, two boat lifts and a floating dock, ideal for yachts and sportfishing vessels. Bonefishing flats, coral heads and deep Atlantic water all lie within a short boat ride — and multiple prime oceanfront homesites remain for additional residences or a boutique resort concept.

KNOWN FOR

A turnkey island estate minutes from Harbour Island — three white-sand beaches, a four-acre protected marina, a private helipad and an island golf course with three greens.

SUMMER HIGH 90°F • WINTER LOW 65°F • SEA TEMPERATURE 74–84°F



BY AIR

North Eleuthera International

North Eleuthera International Airport is approximately three miles away — 3.2 miles in a straight line from the island — with direct commercial and private aviation connections to the United States East Coast. From the runway, a short boat ride completes the arrival.

BY SEA, BY HELICOPTER

Minutes from Harbour Island

Harbour Island's restaurants, shops and pink-sand beaches are minutes away by boat across the shallows. Guests can also arrive by seaplane, or by helicopter directly to the island's private helipad. The island itself is fully serviced, with underwater power, high-speed internet, advanced water systems and backup generation.

DISTANCES — STRAIGHT LINE

Harbour Island 1.7 mi · North Eleuthera Airport 3.2 mi · Spanish Wells 6.2 mi · Nassau 54 mi

11 ACRES • 15 BEDROOMS • 3 BEACHES • 600+ FT OF DOCKAGE

LOCATION

On the Map

NORTH ELEUTHERA • THE BAHAMAS • CARIBBEAN



GALLERY

The Estate in Frames



The whole island, from the air



One of three greens



A villa pool deck



One of three white-sand beaches



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

CROWN PIGEON ISLAND & CAY

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.

www.privateislandsonline.com/caribbean/bahamas/eleuthera/crown-pigeon-island-cays

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