



PRIVATE ISLANDS INC.

Gun Point

NORTH ELEUTHERA - BAHAMAS - CARIBBEAN

Gun Point is an 80-acre Bahamian peninsula at the northern tip of Eleuthera - a trophy estate deeded by King George VI to the legendary press baron Lord Beaverbrook after World War II. A 3,786 sq ft main manor (4 bedrooms, 4.5 bathrooms) and 2,500 sq ft guest cottage anchor a fully self-sufficient compound with a tennis court, 175-foot private dock, 210,000-gallon rainwater catchment, and reverse osmosis plant - wrapped in two miles of coastline on the Devil's Backbone reef.

USD 23,500,000

80 ACRES - 2 MILES OF COASTLINE - ROYAL PROVENANCE - FREEHOLD

THE ESTATE

At a Glance

PRICE	USD 23,500,000
LOCATION	North Eleuthera, Bahamas, Caribbean
ACREAGE	80 acres (peninsula)
MAIN MANOR	3,786 sq ft, 4 bed / 4.5 bath
GUEST COTTAGE	2,500 sq ft, 2 bed / 1.5 bath
BEACH	Powder-white sand, northern boundary
DOCK	175-ft private dock with boat ramp
WATER	210,000-gal catchment + reverse osmosis
POWER	Multiple high-capacity backup generators
RECREATION	Tennis court, sunset gazebos
ZONING	Open zoning
HERITAGE	Deeded by King George VI to Lord Beaverbrook
TENURE	Freehold
STATUS	Available

PROVENANCE

Deeded by King George VI to the legendary press baron Lord Beaverbrook after World War II - royal provenance no new development can ever match.

ISLAND VITALS

ELEVATION	COORDINATES
45 ft above sea level	25.42°N, 76.77°W (approx.)
COASTLINE	WATERS
2 miles, Devil's Backbone	Atlantic Ocean





THE ISLAND

The Apex of North Eleuthera

Set at the very apex of North Eleuthera, Gun Point is one of the most historically significant private estates in the Bahamas. An 80-acre peninsula reaching into the Atlantic, its two miles of water frontage run from the main highway to the open sea - mature coconut palm groves, 45-foot elevations, and a powder-white sand beach along the northern boundary. The deep-water southern edge offers mooring for large yachts, and the surrounding Devil's Backbone reef delivers some of the archipelago's finest snorkeling and fishing, right from shore.

LEGACY

A Royal Provenance

Few private estates anywhere carry a provenance like Gun Point's. Deeded by King George VI to Lord Beaverbrook - the legendary media mogul and confidant of Winston Churchill - after the Second World War, the estate remains one of the most culturally significant landholdings in the Bahamas. The cannon mounted at the point stands as a quiet monument to that heritage. This is royal provenance no new development can ever match: history you can live in, on one of the great coastal positions of the Caribbean.

RESIDENCES

Homes & Quarters

The Main Manor spans 3,786 sq ft with four bedrooms and 4.5 bathrooms in a classic Bahamian aesthetic - wide verandas, high ceilings, and an easy indoor-outdoor rhythm built for the climate. The Guest Cottage adds 2,500 sq ft with two bedrooms and 1.5 bathrooms for family or staff, so the estate hosts comfortably and independently.

RECREATION

Tennis, Dock & Reef

Tennis: a full court on the grounds. Gazebos: multiple sunset gazebos for evenings over the water. Dock: a 175-foot private dock with boat ramp for tenders and day boats. Beach: powder-white sand along the northern boundary. Reef: snorkeling and fishing on the Devil's Backbone, directly from the estate's shores.





TERRAIN

Land and Water

The 80-acre interior is classic North Eleuthera: mature coconut palm groves and lush tropical vegetation, rising to 45-foot elevations - remarkable heights in the Bahamas, and the foundation for sweeping building sites. The acreage stretches from the main highway to the waterfront, a secure private buffer around the compound. On the water, two miles of coastline unfold: a vast powder-white sand beach to the north and a deep-water southern edge made for mooring large yachts. With open zoning, the estate is equally suited to a world-class private compound or a boutique luxury development.

KNOWN FOR

Deeded by King George VI to Lord Beaverbrook after WWII - Gun Point is one of the Bahamas' most storied estates: 80 acres, two miles of coastline, and a fully self-sufficient compound on the Devil's Backbone reef.



ARRIVAL

Access

Gun Point ranks among the most connected private estates in the Bahamas. A short boat ride across the harbor reaches the amenities of Spanish Wells; North Eleuthera International Airport (ELH) is a quick drive away, handling commercial flights and private jets alike. Florida lies about 200 miles west and Nassau 50 miles distant - within easy reach by private boat or the daily Fast Ferry.

INDEPENDENCE

Self-Sufficiency

The estate is engineered for independence: a 210,000-gallon rainwater catchment system, a reverse osmosis plant, and multiple high-capacity backup generators. A true off-grid compound with full modern comfort - water, power, and arrival all handled on the property's own terms.

REGION

Why the Bahamas

The Bahamas remains the Caribbean's premier jurisdiction for island ownership - the gold standard of fee simple (freehold) title and a mature luxury market. Eleuthera - the 'Island of Freedom' - runs over a hundred miles of pink-sand beaches and quiet settlements; Harbour Island and Spanish Wells put world-class dining and fishing within reach.

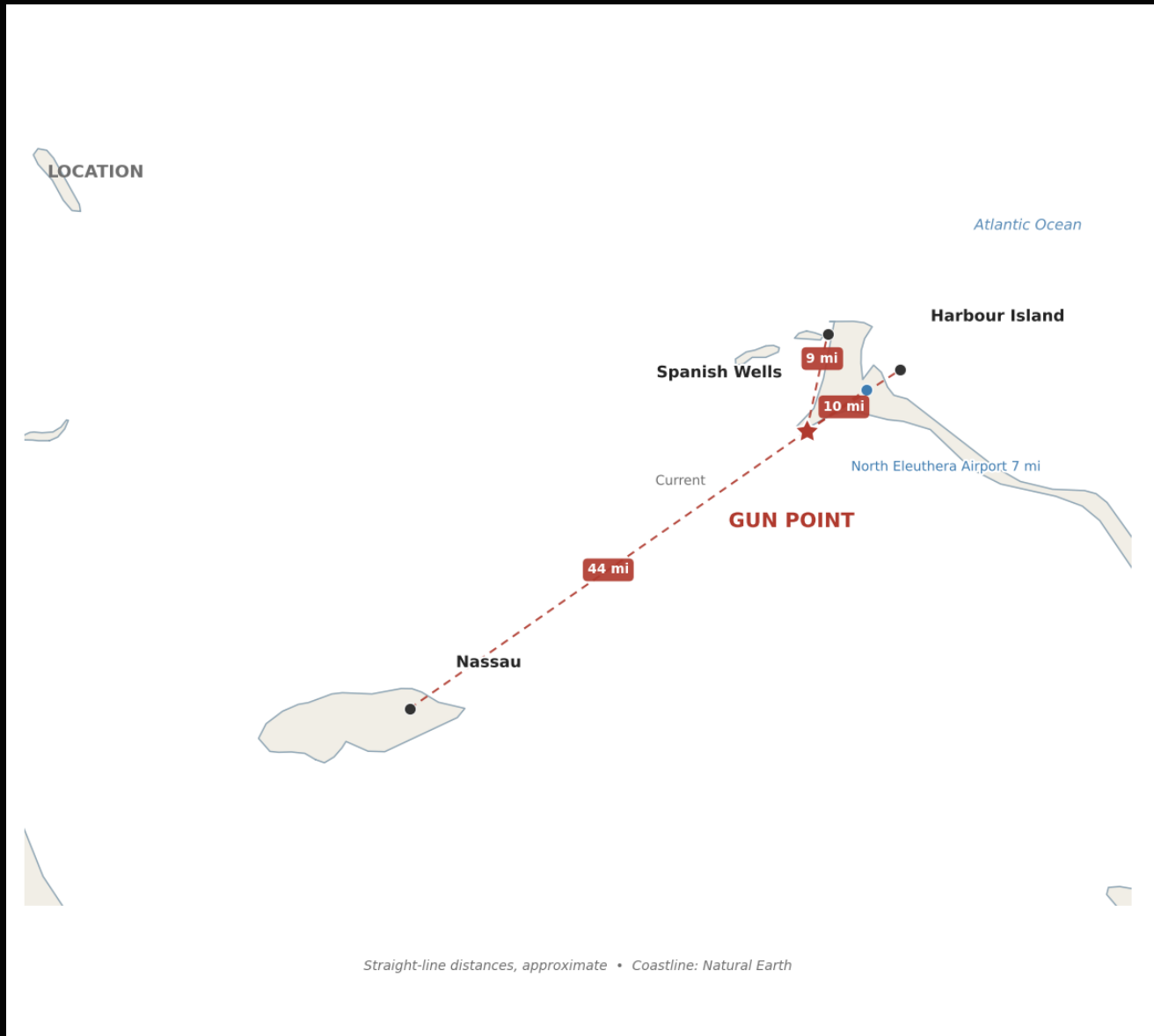
80 ACRES · 210K-GAL CATCHMENT · ELH AIRPORT NEARBY

A historic Bahamian trophy estate: royal provenance, total privacy, and turnkey self-sufficiency - live off the land, arrive by sea or air, and hold one of the Caribbean's most storied coastal landholdings.

LOCATION

On the Map

NORTH ELEUTHERA - BAHAMAS - CARIBBEAN



GUN POINT

North Eleuthera • Bahamas • ~25.42°N, 76.77°W

DISTANCES

North Eleuthera Airport	7 mi
Spanish Wells	9 mi
Harbour Island	10 mi
Nassau	44 mi

ELEVATION & CLIMATE

Elevations	45 ft above sea level
Summer high (Aug avg)	88°F
Winter low (Jan avg)	64°F
Sea temperature	73-86°F

ACCESS

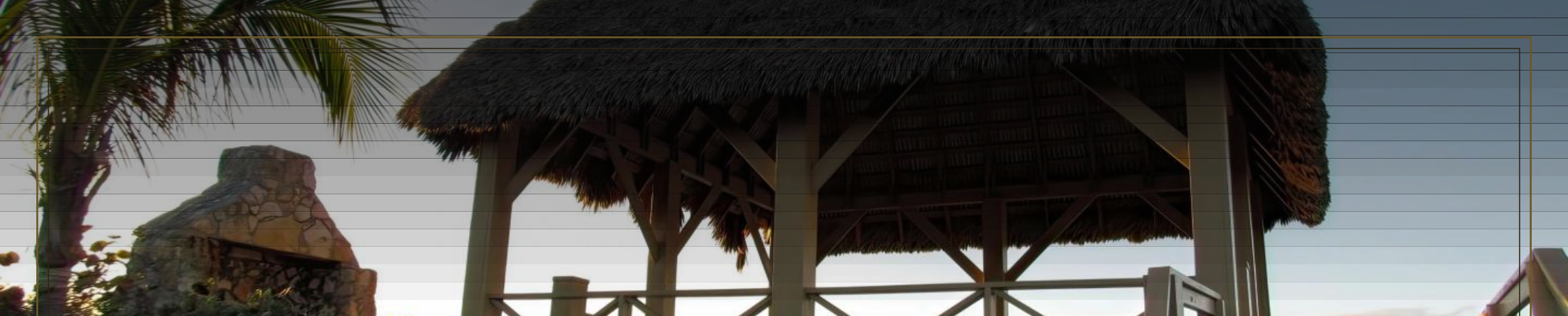
- North Eleuthera Airport (ELH) a short drive away
- Spanish Wells a short boat ride across the harbor
- Nassau (50 mi) by private boat or the daily Fast Ferry
- Florida ~200 mi to the west

Straight-line distances, approximate.
Sources: see sources.txt.

GALLERY

The Estate in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Gun Point

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USD 23,500,000

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