

CROWN PIGEON ISLAND & CAY

NORTH ELEUTHERA, BAHAMAS

*Eleven-acre private island estate off Harbour Island with three beaches, a protected deep-water marina, helipad and private golf course.
Fifteen bedrooms across oceanfront villas and cottages, pools, outdoor bars and decks all built for entertaining.*

USD 39,500,000

11 ACRES • 15 BEDROOMS • PROTECTED MARINA • HELIPAD • PRIVATE GOLF

THE ESTATE

At a Glance

PRICE	USD 39,500,000
LOCATION	North Eleuthera, Bahamas
ACREAGE	11 acres
BEDROOMS	15
BATHROOMS	15 full + 5 partial
LIVING SPACE	Approx. 12,000 sq ft
BEACHES	Three white sand
MARINA	4-acre protected harbour

A TURNKEY PRIVATE ISLAND

Three villas, three beaches, a protected marina, a helipad and a private golf course on eleven acres, one point six miles from Harbour Island. Crown Pigeon is offered turnkey and fully serviced, ready for its next owner from day one.

ISLAND VITALS

LOCATION	North Eleuthera, Bahamas	ACREAGE	11 acres
BEDROOMS	15	BATHROOMS	15 full + 5 partial
INTERIOR	Approx. 12,000 sq ft	BEACHES	Three white sand
MARINA	4-acre protected harbour	GOLF	Private 3-green course

REGION — THE BAHAMAS

The Bahamas remains the gold standard of island ownership, with fee simple freehold title and a well-trodden path for international buyers. Eleuthera's pink sand beaches and turquoise banks sit at the heart of it all, with Harbour Island just across the water.





ARRIVAL

The Harbour

The island greets you by water. A four-acre protected harbour on the leeward side offers over six hundred feet of dockage, three large slips, a hauling ramp, two boat lifts and a floating dock. Step off the boat onto the wooden dock, and the estate unfolds above the shoreline: villas, pools and gardens arranged around the water.

THE VILLAS

Oceanfront Living

Three villas hold fifteen bedrooms across twelve thousand square feet. Villa One pairs two bedrooms with a private pool, outdoor bar and entertaining deck, plus two guest cottages. Villa Two is the five-bedroom gathering house with a swim-up bar over the sea. Villa Three keeps four bedrooms, including two primary suites, in a quieter corner with its own cottages. Every residence is oriented to the water, the breeze and the sunset.





THE ISLAND

Land and Water

Eleven acres ringed by three white-sand beaches and the calm banks of North Eleuthera. Native coppice, ironshore and manicured grounds meet the sea on every side, with bonefish flats and coral heads in the surrounding shallows.

KNOWN FOR

Three white-sand beaches. A four-acre protected marina. A private helipad. An island golf course with three greens. Fifteen bedrooms across three oceanfront villas, minutes by boat from Harbour Island.



GETTING THERE

Access

North Eleuthera International Airport is approximately three miles away, with direct commercial and private aviation connections. Arrive by boat from Harbour Island in minutes, by seaplane, or by helicopter to the island's private helipad.

SERVICES

Utilities

Underwater power from the mainland, high-speed internet, a state-of-the-art water-maker, organic composting and backup generators. A staff residence near the marina adds two bedrooms, a full kitchen and laundry.

1.6 MILES TO HARBOUR ISLAND • 3 MILES TO ELEUTHERA AIRPORT

LOCATION

On the Map

NORTH ELEUTHERA • THE BAHAMAS

LOCATION



Straight-line distances, approximate • Coastline: Natural Earth

CROWN PIGEON ISLAND & CAY

North Eleuthera, Bahamas • 25.5198°N, 76.6662°W

DISTANCES

Harbour Island	2 mi
Nassau	52 mi

ELEVATION & CLIMATE

Summer high (Aug avg)	88°F
Winter low (Feb avg)	64°F
Water temp	75-84°F

ACCESS

- 1.6 miles from Harbour Island
- 3 miles from North Eleuthera International Airport

Straight-line distances, approximate.
Island center 25.51978N 76.666236W verified via Google Maps satellite (listed as "Crown Cay")

GALLERY

The Estate in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

CROWN PIGEON ISLAND & CAY

NORTH ELEUTHERA, BAHAMAS

USD 39,500,000

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