

Crown Pigeon Island For Sale

Bahamas, Eleuthera & Harbour Island, Northwestern Harbour

44,495,000 €

QUICK SPEC

Year of Construction	
Bedrooms	15
Half Bathrooms	
Full Bathrooms	15
Interior Surface approx	1,114 m2 - 12,000 Sq.Ft.
Exterior Surface approx	44,515 m2 - 479,160 Sq.Ft.
Parking	2
Property Type	Private Island

TECHNICAL SPECIFICATIONS

Crown Pigeon Island offers 11 acres of lush native foliage, a small broadleaf coppice, native hardwoods and coastal vegetation, orchids and kitchen vegetable gardens – intertwined between the walking and cart paths that meander around the island. The island has 3 natural beaches on its north, south and west sides respectively. The north beach offers an existing beach club/bar/BBQ facility ideal for water sports and swimming in the gin clear water and powder white sands. The famed Bonefish flats are easy walking distance to the west. Reaching historic Dunmore Town, Harbour Island, its restaurants, shops, scenic and friendly village with the famed Pink Sands beach, is just a short 10-minute boat ride away. The island ownership includes a vessel ideally suited for the short inter - island travel. Over 12,000sf of well-built homes, cottages and other out buildings. Featuring 3 large appropriately designed Island Villas, two infinity pools and 5 well appointed guest cottages all with commanding water views and enjoying cooling sea breezes with the sights of nearby Harbour Island along with other islands in the harbour. Crown Pigeon Island currently offers 15 sleeping rooms, all with en-suite bathrooms, several functional patios, deck spaces, courtyards, gardens, outdoor kitchens & fireplaces - which can accommodate up to 30 persons at one time in true Out Island island style & luxury on a private island. A tidy 4-acre harbour entered on the leeward (west) side, which is a sea turtle sanctuary, offers over 8ft of draft, a 50ft turning radius, extensive spans of breasting dockage with space for 4-5 large center console vessels. In addition, the marina has 2 boat lifts, a hauling ramp, a floating dock for ease of arrival and a boat house with 2 bathrooms. Located in the center of the

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 15

- Master Bedrooms -
- Suite -

BATHROOMS

- Total Bathrooms - 15

- Full Bathrooms -
- Half Bathrooms -

OTHER ROOMS

- 3 Large Appropriately Designed Island Villas
- 5 Well Appointed Guest Cottages
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INTERIOR FEATURES

- Large Water-Maker System
- Organic Composter
- Back-Up Generators
- Water Pressure Systems
- High Speed Internet Throughout The Homes And Living Spaces
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EXTERIOR AND LOT FEATURES

- Set Between The Edges Of The White Sand Flats To The West And The Aquamarine Shallows Of Harbour Island Harbour To The East
- 3 Natural Beaches
- Lush Native Foliage
- Small Broadleaf Coppice
- Native Hardwoods
- Coastal Vegetation
- Orchids
- Kitchen Vegetable Gardens
- Boat Lifts
- Floating Dock
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HEATING AND COOLING

- Cooling Features: Central A/C
- Heating Features: Electric, Forced Air, Heat Pump

POOL AND SPA

- Hot tub
- Two Infinity Pools
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LAND INFO

- Lot Size: 44,515 m2 - 479,160 Sq.Ft.

GARAGE AND PARKING

- Garage Spaces: 2
- Parking Spaces:

BUILDING AND CONSTRUCTION

- Living : 1,114 m2 - 12,000 Sq.Ft..
- Year Built:
- Location :
- Topography : Island
- Levels or Stories: 1
- Structure Type: Caribbean
- House Style: Villa
- Furnishing : Furnished

SCHOOL INFORMATION

Education in the Bahamas is compulsory between the ages of 5 and 16, English is the official language

- St Andrew's School - Nassau, Bahamas
- Lyford Cay International School - Nassau, Bahamas
- Tambearly School - Nassau, Bahamas
- Queen's College - Nassau, Bahamas
- Kingsway Academy - Nassau, Bahamas
- Lucaya International School - Freeport, Bahamas

AMENITIES AND COMMUNITY FEATURES

- There are no restrictions on foreign property ownership in the Bahamas. Foreigners buying property can apply to the Bahamian government for permanent residency status, a move some people make because it may carry significant tax advantages in their home countries
- The Bahamas' tax-neutral status is an additional incentive. The country has no income, inheritance or capital gains taxes.

OTHERS

- Balcony
- Beach
- Pool(S)
- Water View
- Waterfront
- Bay View
- Harbor Views
- Lagoon
- Storage Shed
- Out Building
- Storm Window
- Bbq
- Water Feature
- Concrete Block
- Rock Beach
- Deep Water Mooring
- Ocean View
- Marina

ABOUT THE AREA

The Bahamas, known officially as the Commonwealth of The Bahamas, is a country within the Lucayan Archipelago of the West Indies in the Atlantic. It takes up 97% of the Lucayan Archipelago's land area and is home to 88% of the archipelago's population.

Eleuthera is the fourth most populated island of The Bahamas, with approximately 11,000 residents. Most who live here either fish for bounty or farm the rolling acres of pineapple plantations. Eleuthera is an island of casual sophistication, housing isolated communities, well-developed resorts, rocky bluffs, low-lying wetlands and massive coral reefs that create magnificent backdrops. Harbour Island on the other hand was once the capital of The Bahamas.