

## SHORES PREMIUM WATERFRONT LOT

W Bay North East

MLS# 419969

**CI\$748,000**





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**The Shores; Premier Waterfront Half Acre Lot, West Bay**

Phenomenal PRICE! Discover an exceptional opportunity in The Shores, an exclusive, fully gated, and managed waterfront community in West Bay. This premium canal front parcel of approximately 0.53 acres (23,270 sq ft) offers an unparalleled canvas to build a spectacular waterfront residence and enjoy true island living.

- Generous lot size
- Direct water access to North Sound — perfect for boating, waterside entertaining, and easy use of the community boat ramp
- Community amenities: 24hour security, tennis court, pickleball court, well maintained roads, wide canals, and strong covenants protecting neighbourhood standards
- Design potential: room for a boathouse, large pool, separate guest suite, multiple car garage, and lush Caribbean landscaping
- Location: minutes to Seven Mile Beach, and roughly 8-10 minutes drive to Camana Bay, restaurants, shopping, and other amenities

Enjoy privacy, expansive sightlines, and the benefits of a managed subdivision while being close to island conveniences. Build your dream canal front home in The Shores — contact us today for details and to arrange a site visit.

## Property Features

<b>Type</b> <b>Land (For Sale)</b>	<b>Status</b> <b>Current</b>	<b>View</b> <b>Canal Front</b>
<b>Listing Type</b> <b>Low Density Residential</b>	<b>Width</b> <b>100.00</b>	<b>Depth</b> <b>308.00</b>
<b>Block/Parcel</b> <b>9A / 599</b>	<b>Area</b> <b>10</b>	