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Bella Formaggio on Cat Cay, Bahamas *An extraordinary Bahamian Jewel*

Cat Cay

Cat Cay, an extraordinary Bahamian jewel, is an exclusive club island run by a Florida corporation with private airport, Customs, marina, golf course, security, medical facility, restaurants, and beautiful beach club...all within 60 miles of Miami! Cat Cay's tranquil position is preserved by having the good fortune to be within both the zone of protection of the US Coast Guard and the Bahamas. So near to Miami, but a world away from the frantic pace of city life.

Listing Price: \$4,835,000

3 Bedrooms bedrooms

4 Bathrooms bathrooms

Living Space:

2400 SF under air condition

3900 SF of adjusted living space

81,402 SF lot size

Sunning/Beach Pavilions: 2

Golf Carts: 3 **Marina Slips:**

30' and 60' by separate purchase

Yachts up to 40 meters are accommodated in the marina.

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On a ridge above pristine beaches the prize of Cat Cay, Bella Formaggio, stands in gentle ocean breezes as testimony to the relaxed island comforts of this elegant, laid back capital of swimming, fishing and family fun! Sun drenched on 2 acres with 600' of waterfront, this classic "out island kit house" looks very Lauren Bahamas with its huge covered terraces and panoramic ocean views that take your breath away!



The lodge-style main house built in 1999 has 3 relaxed bedrooms, a full kitchen with top of the line Viking and Miele appliances, and an expansive living-dining room with open decks facing the ocean. Downstairs contains a large open air covered relaxing and entertaining area with a playful outdoor shower, cabana bath, and jacuzzi joining a private sunning pavilion above the ocean waves. Within its gardens are a 2 bedroom guest cottage with en suite baths, kitchen and living room plus a new barn/garage for storing all the beach toys, extra golf carts, and maintenance equipment.



At the end of a palm-studded path from the main lodge rests a secluded, private sunning shelter overlooking the water on the east side of the island. The estate enjoys 300' of beach front on the west side of the property and an additional 300' of shallow waterfront on the east side for an extraordinary total of 600' of gin clear, eye popping waterfront embracing nearly 2 acres of land. Three golf carts convey with purchase, and if you're nice -a Cat Cay requirement- we'll even give you a slip in Cat Cay's world class marina for the boat that will become your new best friend. You'll want to join the Club the moment you see the island. Paradise!



For more information on this property, contact Rex Hamilton at (305) 441-2828 or click [HERE](#) to contact us now.