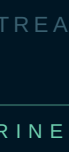


MOVE TO THE
ABACOS



THE NEWSLETTER

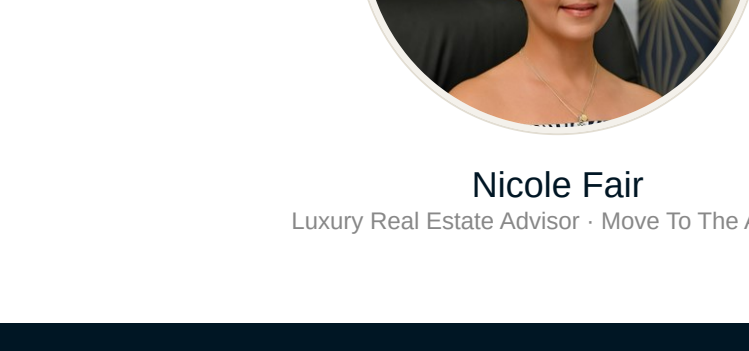
The Abaco *Edit*

BY NICOLE FAIR • TREASURE CAY & BEYOND



THE MARINER'S EDITION

FROM NICOLE



Nicole Fair

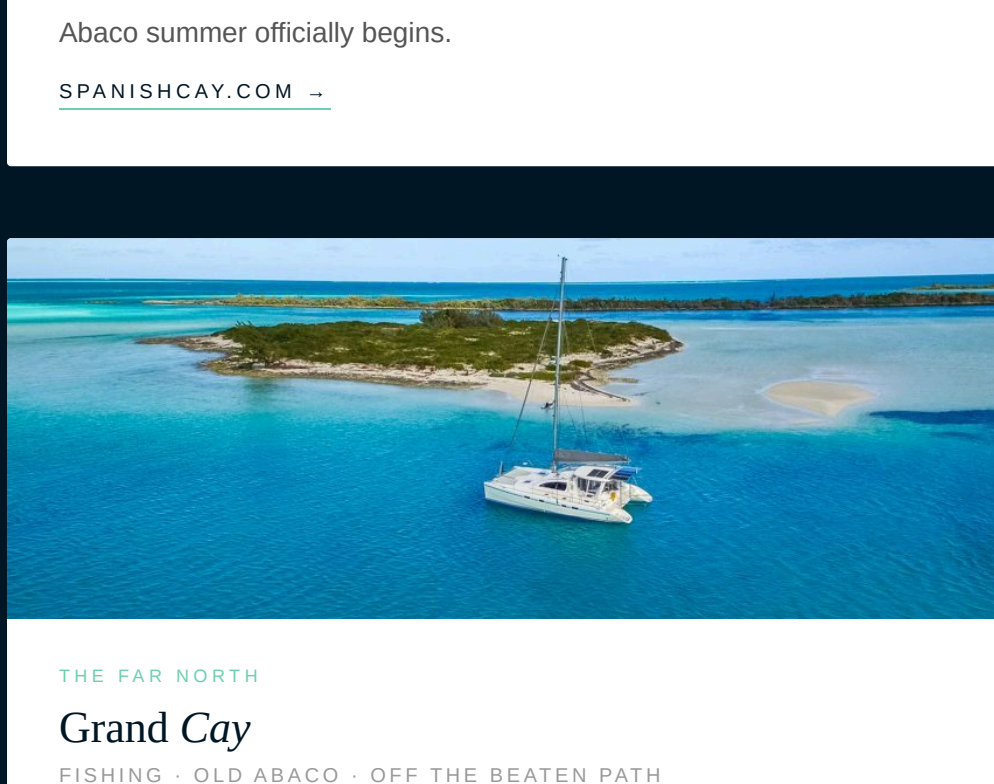
Luxury Real Estate Advisor • Move To The Abacos

THE MARINER'S SHORTLIST

Four cays worth
crossing for

The Abacos are a boater's Bahamas — a 120-mile chain of protected water, sandy anchorages, and settlements you can only truly know from a dock. Coming across from Florida, these are the stops I send my visiting clients to first.

I



PORT OF ENTRY

Spanish Cay

CLEAR IN • MARINA • FUEL

Your first stop for a reason: Spanish Cay is an official Bahamas port of entry, which means you can clear Customs & Immigration right at the marina — no detour, no drama. Tie up, raise the courtesy flag, and your Abaco summer officially begins.

SPANISHCAY.COM →

II



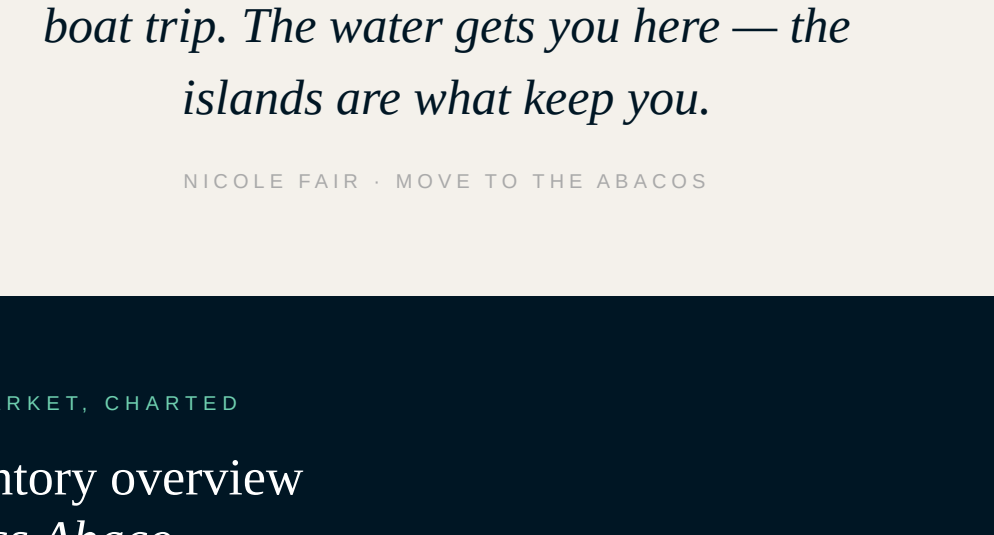
THE FAR NORTH

Grand Cay

FISHING • OLD ABACO • OFF THE BEATEN PATH

At the remote northern edge of the chain, Grand Cay is Abaco the way it used to be — a small, genuine fishing settlement surrounded by some of the most storied fishing grounds in The Bahamas. Come for the fishing; stay for the welcome.

III



THE QUIET ONE

Manjack Cay

ANCHORAGE • SNORKELING • RAYS & TURTLES

Largely undeveloped and utterly peaceful, Manjack is where you anchor when you want the Abacos to yourself. Wade into the shallows and you'll likely have company — friendly rays and sea turtles glide through the clear water along its beaches.

IV



THE FAMOUS ONE

No Name Cay

SWIMMING PIGS • BEACH BAR • LUNCH STOP

The one everyone asks about. No Name Cay is home to Abaco's famous swimming pigs, who will happily meet your dinghy at the beach. Say hello, take the photo everyone back home is waiting for, then have lunch and something cold at Big O's Bar & Restaurant right on the sand.



More than one of my buyers started with a boat trip. The water gets you here — the islands are what keep you.

NICOLE FAIR • MOVE TO THE ABACOS

THE MARKET, CHARTED

Inventory overview
across Abaco

What's on the market right now, region by region.

North *Abaco*

Including Treasure Cay, Green Turtle Cay, Leisure Lee & Turtle Rocks

HOMES

74

\$360,000 – \$9,250,000

LAND

52

\$26,500 – \$7,700,000

Central *Abaco*

Including Marsh Harbour, Elbow Cay, Guana Cay, Man-O-War Cay, Tilloo Cay, Scotland Cay & Lubbers Quarters

HOMES

79

\$295,000 – \$23,000,000

LAND

124

\$40,000 – \$24,000,000

South *Abaco*

Including Bahama Palm Shores, Cherokee, Little Harbour, Schooner Bay & Long Beach

HOMES

16

\$250,000 – \$2,500,000

LAND

14

\$15,000 – \$22,000,000

The Abaco Club *at Winding Bay*

Private club community

HOMES

7

From \$3,500,000

LAND

11

From \$2,050,000

Montage *Cay*

Private island resort community

HOMES

5

From \$5,250,000

Baker's *Bay*

Private club community, Great Guana Cay

HOMES

19

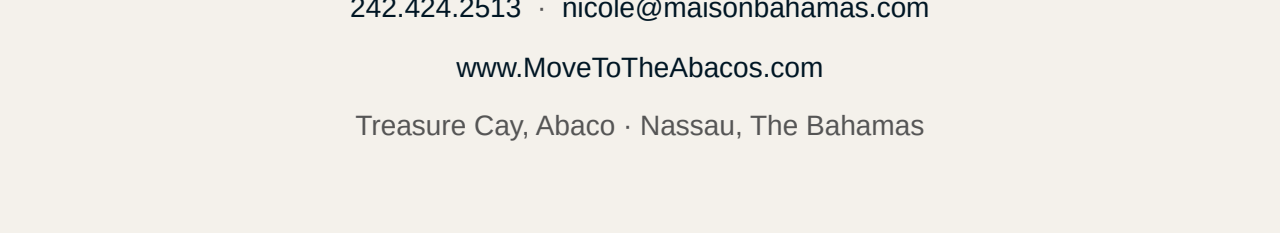
From \$4,950,000

LAND

15

From \$2,800,000

Active listings at time of publication. Curious what any of these numbers mean for your search — or your sale? Reply to this email and I'll give you my honest read.



NEW TO MARKET

Free to be Me

WINDWARD BEACH • TREASURE CAY, ABACO • THE BAHAMAS

\$1,399,000 MLS# 66704

BEDS

4

BATHS

5

LIVING

4,200 sq ft

LOT

0.3 acres

My newest listing — and it lives up to its name. Newly constructed on Windward Beach Road, with sweeping aquamarine views of the Sea of Abaco from both the front and rear terraces, this fully turnkey home offers all three main bedrooms on one level, each with its own private balcony and en-suite bath. The ground level adds a versatile fourth room — home office, guest suite, or caretaker's quarters — plus a sauna, screened outdoor shower, and double garage, with a full backup generator and elevator throughout. Two minutes on foot to Treasure Cay Beach, three by golf cart to the centre — and the adjacent vacant lot is also available, for added privacy or a guest cottage.

[VIEW PROPERTY →](#)

NEARLY UNDER CONTRACT

Lot 12-Blk 3 *Ocean Boulevard*

"ANOTHER WORLD" • TREASURE CAY, ABACO • THE BAHAMAS

\$1,595,000 MLS# 64966

LOT

51,183 sq ft

ACREAGE

1.175 acres

BEACHFRONT

90+ feet

Aptly named "Another World," Lot 12 offers 1.175 acres with over 90 feet of private beachfront on the western side of Treasure Cay beach — the neighborhood of the cay's largest beachfront lots and grandest homes, where estates rarely change hands because families simply don't part with them. Room for a main house, cottage, pool, garden, and a gazebo on the sand, with farm-to-table favorite Treasure Sands a four-minute golf-cart ride away and the centre's shops, the golf course, and the soon-to-be-rebuilt marina all within easy reach. Fair warning: this one is nearly under contract — if it was on your list, reply to this email today.

[VIEW PROPERTY →](#)

BEFORE YOU CROSS

Want my crossing
checklist?

Clearing in, anchorages, fuel stops, and the lunch reservations worth making — I keep a running checklist for clients making the trip from Florida. Reply to this email with your dates and I'll send it over, along with anything new on the water worth knowing.

And if the crossing turns into a search — for a dock, a canal home, or a beach house — you know where to find me.

Nicole Fair

LUXURY REAL ESTATE ADVISOR • MOVE TO THE ABACOS

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www.MoveToTheAbacos.com

Treasure Cay, Abaco • Nassau, The Bahamas

