

MAISON

Forbes
GLOBAL PROPERTIESMOVE TO THE
ABACOS

THE NEWSLETTER

The Abaco *Edit*

BY NICOLE FAIR · TREASURE CAY & BEYOND

THE HOMEOWNERS EDITION

IN THIS ISSUE

*The keys are yours.
Now what?*

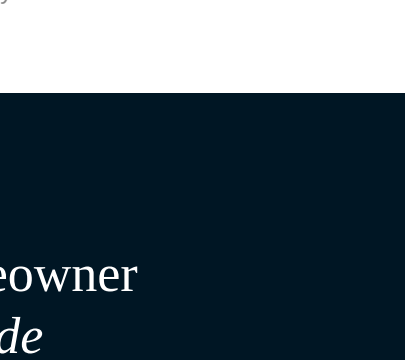
FROM NICOLE

The closing is just *the beginning*

Handing over the keys is often the end goal in a transaction — but it's certainly not the end of my relationship with clients and customers. Often there are even more questions after closing: Who connects the power? Who do I call about the roof? How do I get furniture across from Florida? Where are the best conch fritters on the island? (Just sampled them at three different restaurants over the past week, so this is a recommendation that keeps being updated!)

That's why we put together the New Homeowner Information Guide — every utility, service provider, shipper, and local contact a new Treasure Cay owner needs, all in one place. This issue puts it in your hands, along with two dates every Bahamian property owner should have on the calendar and a read on what the Abaco market is doing right now.

Whether you closed with me last month or ten years ago — if there's a question this issue doesn't answer, reply to this email. I read every one.



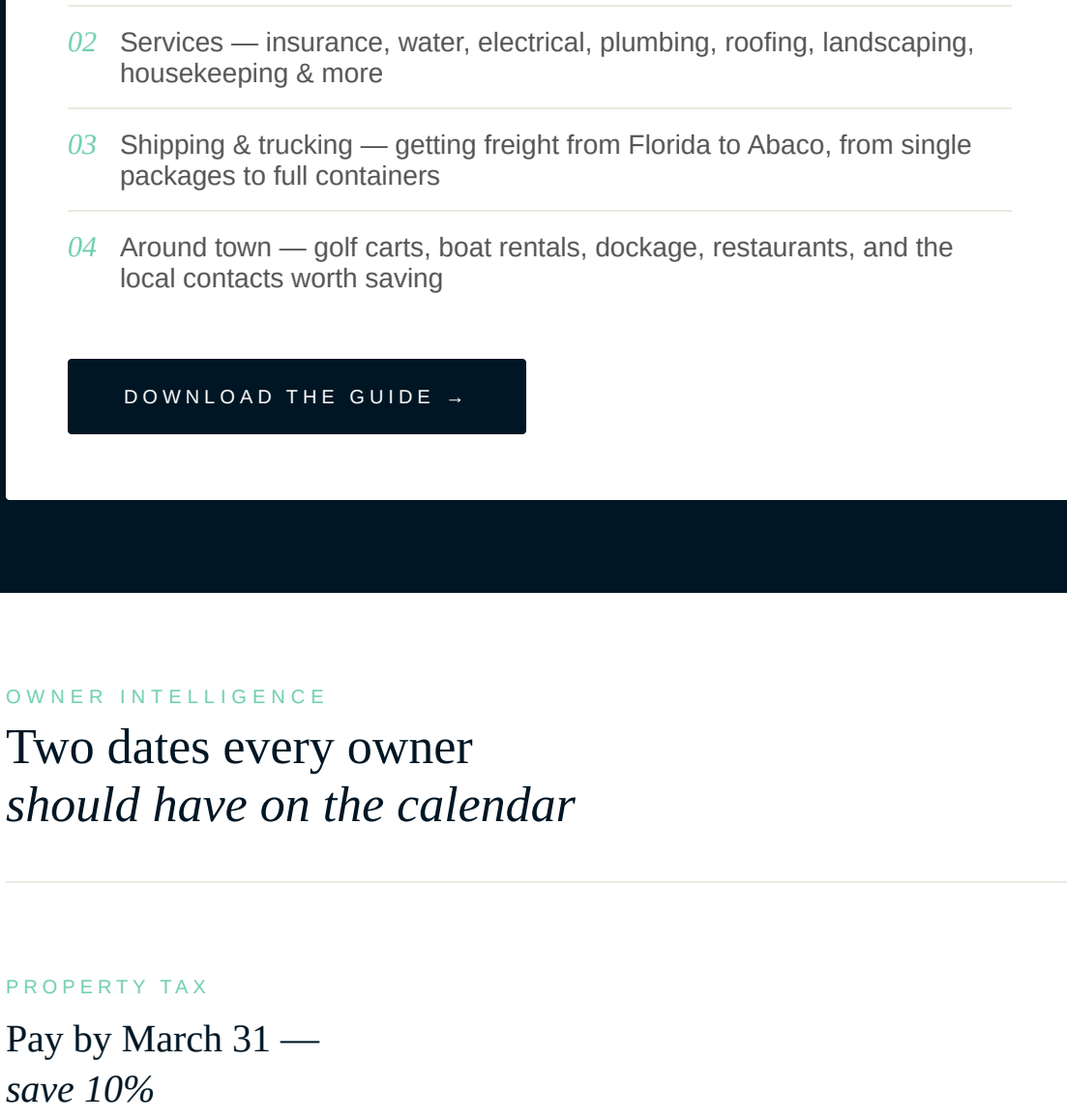
Nicole Fair

Luxury Real Estate Advisor · Move To The Abacos

THE FEATURE

Your New Homeowner
Information Guide

From all of us at MAISON — welcome home. This guide is the packet we hand every new owner at closing, now updated and yours to keep: the numbers to call, the people to know, and the practical details that make settling into Treasure Cay easy.



INSIDE THE GUIDE

- 01 Utilities — power, phone, internet & cable, with the documents you'll need to open each account
- 02 Services — insurance, water, electrical, plumbing, roofing, landscaping, housekeeping & more
- 03 Shipping & trucking — getting freight from Florida to Abaco, from single packages to full containers
- 04 Around town — golf carts, boat rentals, dockage, restaurants, and the local contacts worth saving

DOWNLOAD THE GUIDE →

OWNER INTELLIGENCE

Two dates every owner
should have on the calendar

PROPERTY TAX

**Pay by March 31 —
save 10%**

Pay your annual real property tax on or before **31st March** and the Department of Inland Revenue applies a **10% discount**. It's the simplest saving in Bahamian homeownership — set the reminder now and it's done every year.

[PAYMENT DETAILS AT INLAND REVENUE →](#)

VACATION RENTALS

**Renting to vacationers?
Register your property**

If your home earns its keep on the short-term rental market, The Bahamas requires the property to be registered with the Department of Inland Revenue. Registration is straightforward — and staying compliant protects your investment and your rental income.

[REGISTER AT INLAND REVENUE →](#)

ABACO MARKET INSIGHT · SEPTEMBER 2026

What the numbers
*are saying*TRENDING SINCE THE
START OF 2026**28%**SALES TO ACTIVE LISTINGS
SINCE 1 JANUARY 2026
A SELLER'S MARKETMARKET SNAPSHOT FOR
THE MONTH OF SEPTEMBER**30%**UNDER CONTRACT
TO ACTIVE LISTINGS
A BALANCED MARKET

The Abaco market has transitioned from being a seller's market to a balanced market since the start of 2026.

“

*My clients don't stop being my clients at the
closing table. That's usually when the
friendship starts.*

NICOLE FAIR · MOVE TO THE ABACOS



NEW CONSTRUCTION

Ridgetop

COCOA BAY · GREEN TURTLE CAY, ABACO · THE BAHAMAS

\$2,200,000 MLS# 66561BEDS
3BATHS
2.5LIVING
2,319 sq ftLOT
0.37 acres

A beautifully appointed new home rising on the ridgeline above Cocoa Bay, on the northwestern side of Green Turtle Cay. The main living space sits on the second level to make the most of the views and the island breezes, and Ridgetop comes fully furnished with a pool included in the asking price — buy in early and you choose between a plunge pool or full-sized pool. Cocoa Bay beach and its protected, crescent cove are a two-minute walk down the hill; Green Turtle Club and Bluff House are five minutes by golf cart. Completion is estimated for end of 2026 into early 2027.

VIEW PROPERTY →



FOR SALE

Lot 5-Blk 200 *Galleon Bay Drive*

CANAL FRONT · TREASURE CAY, ABACO · THE BAHAMAS

\$1,175,000 MLS# 67315LOT
17,150 sq ftACREAGE
0.39 acresCANAL FRONT
118 feet

West-facing at the very private end of Galleon Bay Drive, with sunset views over Brigantine Bay that speak for themselves. The lot is already cleared, with a new dock running the full 118 feet of canal frontage, a rebuilt and reinforced seawall, and a finger pier housing an 18,000-lb boat lift — power and water are already run dockside. Approved plans for a garage and boathouse are included in the list price. For a boater, this is the rare lot where the hard work on the water side is already done.

VIEW PROPERTY →

Nicole Fair

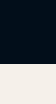
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