

FOR SALE --- Dock # 20 --- Breakwater Key Marina \$40,000.00

Dock #20

Dock size: 40' (Maximum boat size allowed is 42' long with a 13' 3" beam, **with all attachments and overhangs**)

See attached picture. Dock 20 is close to the main entrance ramp to the marina resulting in a short walk to your boat.

This marina is right on Long Island Sound, just inside the Stratford breakwater. No long no-wake zones to get to open water. Plenty of parking.

- Clear access to open water - save fuel, no long runs or bridges between you and Long Island Sound
- Only off-river, sheltered marina in area
- Usage of the Pool and Club House, kitchen, clean restrooms with showers included
- Large parking lot for owners and guests
- Adjacent restaurant (The Landing at Five Twenty (formerly Knapps Landing)
- Dockside electric and water included in HOA fee.
- WiFi included
- Large dock box.
- BWK Vessel Measurement Chart is on the last page (all berthed vessels must comply)

Contact:

Francine Bartram

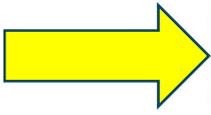
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Dock 20 highlighted in red circle

Appendix A - Vessel Measurement Chart



Slip #	Dock Dimensions Actual		Maximum Vessel Dimensions		Slip #	Dock Dimensions Actual		Maximum Vessel Dimensions	
	L	W	LOA	W		L	W	LOA	W
1	34.25	15.5	42.25	14.7	54	35	12.5	37	12.5
2	40	15.5	42	13.3	55	35	12.5	37.5	10.7
3	40	15.5	42	13.3	56	35	12.5	37.5	10.7
4	40	15.5	42	13.3	57	35	12.5	37.5	10.7
5	40	15.5	42	13.3	58	35	12.5	37.5	10.7
6	40	15.5	42	13.3	59	35	12.5	37.5	10.7
7	40	15.5	42	13.3	60	35	12.5	37.5	10.7
8	40	15.5	42	13.3	61	35	12.5	37.5	10.7
9	40	15.5	42	13.3	62	35	12.5	37.5	10.7
10	40	15.5	42	13.3	63	35	12.5	37.5	10.7
11	40	15.5	42	13.3	64	35	12.5	37.5	10.7
12	40	15.5	42	13.3	65	35	12.5	37.5	10.7
13	40	15.5	42	13.3	66	35	12.5	37.5	10.7
14	40	15.5	42	13.3	67	35	12.5	37.5	10.7
15	40	15.5	42	13.3	68	35	12.5	37.5	10.7
16	40	15.5	42	13.3	69	35	14.5	37.5	12.7
17	40	15.5	42	13.3	70	35	14.5	37.5	12.7
18	40	15.5	42	13.3	71	35	14.5	37.5	12.7
19	40	15.5	42	13.3	72	35	14.5	37.5	12.7
20	40	15.5	42	13.3	73	35	14.5	37.5	12.7
21	40	15.5	42	13.3	74	35	14.5	37.5	12.7
22	40	15.5	42	13.3	75	35	14.5	37.5	12.7
23	40	15.5	42	13.3	76	35	14.5	37.5	12.7
24	40	14	42	11.8	77	35	14.5	37.5	12.7
25	40	14	42	11.8	78	35	14.5	37.5	12.7
26	50	13.5	50	11.3	79	35	14.5	37.5	12.7
27	30	13.5	32.5	11.3	80	35	14.5	37.5	12.7
28	30	12.5	32.5	10.7	81**	35	15.5	43	14.7
29	30	12.5	32.5	10.7	82	35	14.5	37.5	12.7
30	30	12.5	32.5	10.7	83	35	14.5	37.5	12.7
31	30	12.5	30	10.7	84	35	14.5	37.5	12.7
32	30	12.5	30	10.7	85	35	14.5	37.5	12.7
33	30	12.5	30	10.7	86	35	14.5	37.5	12.7
34	30	12.5	30	10.7	87	35	14.5	37.5	12.7
35	30	12.5	30	10.7	88	35	14.5	37.5	12.7
36	47	10	47	8.2	89	35	14.5	37.5	12.7
37	25	10	25	8.5	90	35	14.5	37.5	12.7
38	25	10	25	8.5	91	35	14.5	37.5	12.7
39	25	10	25	8.5	92	35	14.5	37.5	12.7
40	25	10.5	25	9.0	93	35	14.5	37.5	12.7
41	25	10.5	25	9.0	94	35		35	9.5
42	31	12.5	31	11.0	95	35		35	9.5
43	27.5		24.75	9.5	96	27.5		27.5	9.5
44	30		27	9.5	97	27.5		27.5	9.5
45	30		27	9.5	98	27.5		27.5	9.5
46	30		27	9.5	99	27.5		27.5	9.5
47	35.5		31.95	9.5					
48	24	9	26	7.5					
49	30	9	32	7.5					
50	30	12.5	32	11.0					
51	30	12.5	32	11.0					
52	30	12.5	32	10.9					
53	30	12.5	32	10.9					