

Cabbage Point, South Long Island Listing Descriptions

Cabbage Point

LONG ISLAND, BAHAMAS

Find Your Passion™



Revision: April 30, 2026

FOR SALE BY OWNER

Beach Access Lot 3

With Multiple Special Easements (*See Exhibit A attached*), including Nature Trails (Beach Access Easements) to Cabbage Point & North and South Cabbage Point Beaches

VENDOR:

**CURT SZYMANSKI, DIRECTOR
AQUA INVESTMENTS BAHAMAS LIMITED**

curt@aquainvestmentsbahamas.com

Text/WhatsApp: 608-513-2580 cell (USA)



Cabbage Point

LONG ISLAND, BAHAMAS

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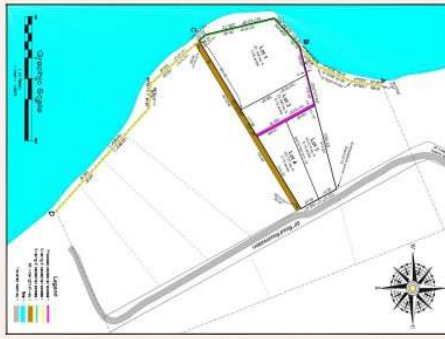
LOTS FOR SALE BY OWNER

Once-In-A-Lifetime Opportunity to Purchase Lot 2, Lot 3, or Lot 4 in one of most beautiful places in South Long Island
Unique Easements & Road Access to Cabbage Point Beach
Excellent Title, Owner's Title Insurance Policy from U.S. Title Underwriter



Cabbage Point
LONG ISLAND, BAHAMAS

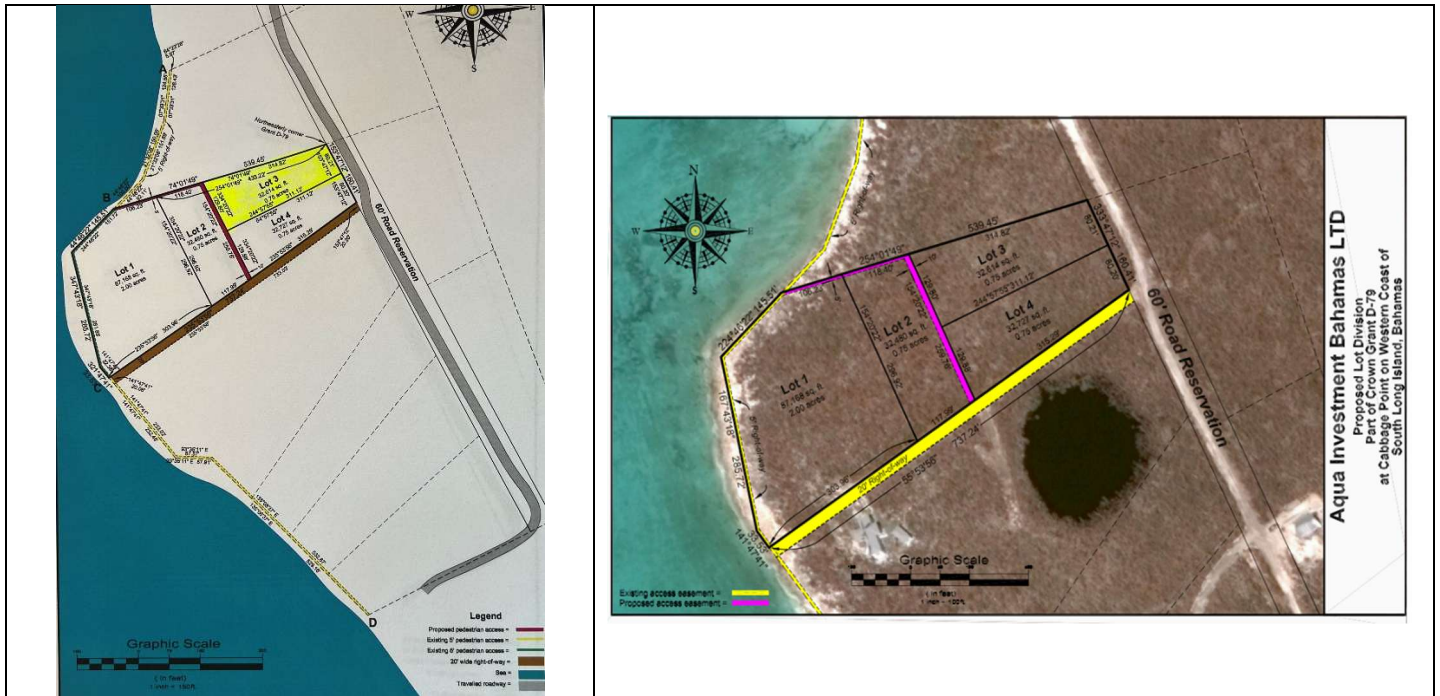
Offered by
Aqua Investments Bahamas Limited



CALL/TEXT/WHATSAPP:
608-513-2580 (CURT)

Lot 3 – Beach Access Lot, Cabbage Point

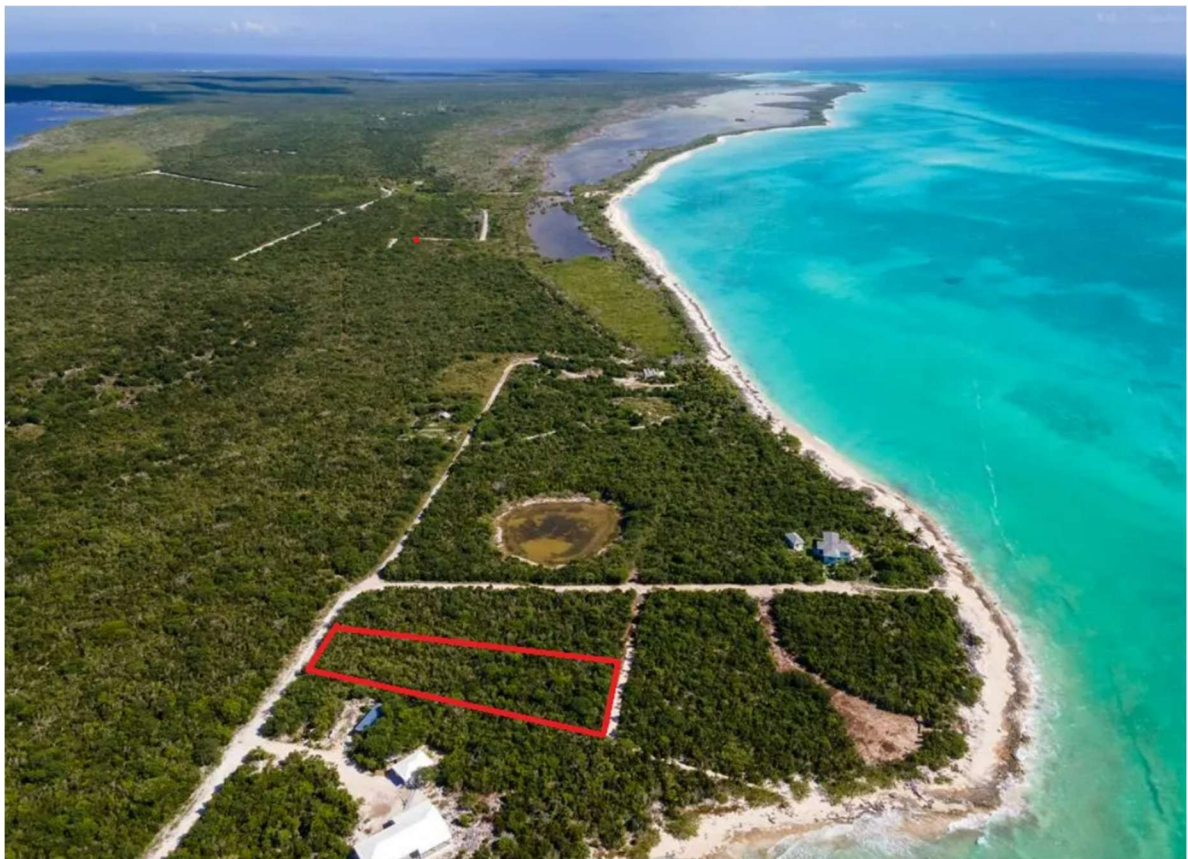
(Listing Description)



Once-in-a-lifetime and extremely rare opportunity to purchase one-of-a-kind **Beach Access Lot 3 (0.75 acres)** in Cabbage Point in one of the most beautiful and absolutely gorgeous, peaceful, and grounding places in South Long

Island (on the west, leeward side). No other properties currently available on west, leeward coast for almost ~40 miles. This lot listing was just posted and will not last long. Unique legal access easements including (1) sandy beach path access easements (between Lot 2 and Lot 3/Lot 4 and alongside Lot 2 and Lot 2 to Cabbage Point); (2) 5 ft above high-water mark (along beach ~1700 ft or ~0.32 miles) right-of-way access easements to Cabbage Point, as well as to both a gorgeous *North* and *South* beaches perfect for swimming; (3) 20 ft wide road reservation & sandy beach access path to Cabbage Point, and (4) 60 ft wide road reservation access to Queens Highway. Talcum white sand, aqua blue waters and gorgeous sunsets. Excellent title from Crown Grant. Previous Owner's Title Insurance with U.S.-based Title Insurance Underwriter, so Title Insurance available for purchase by Buyers on top of Crown Grant. Electrical poles from Queens Highway to rear of Cabbage Point, and buried underground electrical access from existing buried boxes on 20 ft wide road reservation. *For more information, please contact the Vendor, Curt Szymanski, Director, Aqua Investments Bahamas Limited at curt@aquainvestmentsbahamas.com or via Text/WhatsApp at 608-513-2580 (USA).*

For more information on easements included, see detailed diagrams, including survey drawings, in the Slide Show (PowerPoint® Presentation) created by Vendor, which can be provided upon request via email or a secure download link.



Lot 3

** Lot 3 is listed FOR SALE BY OWNER by Aqua Investments Bahamas. Vendor requests that any agreed upon Purchaser Agent Broker Commissions + Commissions VAT (if applicable, if any) are to be paid by the Purchaser, not Vendor. For more information, please contact the Vendor, Curt Szymanski, Director, Aqua Investments Bahamas Limited at curt@aquainvestmentsbahamas.com or via Text/WhatsApp at 608-*

513-2580 (USA). Please note that a detailed Purchase (Sales) Agreement Template, with detailed Easement Exhibit can be provided to Purchaser and Purchaser's Attorney, at request, to save significant time and money in making an offer to the Vendor.

Listed at \$195,000*.

Exhibit A:
Special Easements “Deeded” in
to Cabbage Point Beach Access Lot 2, Lot 3 and Lot 4 Conveyances

Nature Trail (Beach Access Path) Easement ***E → F → B***
5 ft Wide Along Cabbage Point & North and South Beaches (Above High-Water Mark) ***A → B → C → D***
20 ft Wide South Road Reservation ***C → E → Back of Properties → 60 ft Wide Road Reservation***
60 ft Wide Road Reservation Back to Queens Highway to Access Property from Public Queens Highway

