

Cabbage Point

LONG ISLAND, BAHAMAS

Find Your Passion™

**FOR SALE BY OWNER – AQUA
INVESTMENTS BAHAMAS LIMITED**

**Cabbage Point
South Long Island**

FOR SALE BY OWNER

Beach Access Lot 2, Lot 3, and
Lot 4 With Multiple Special
Easements, 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

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Cabbage Point

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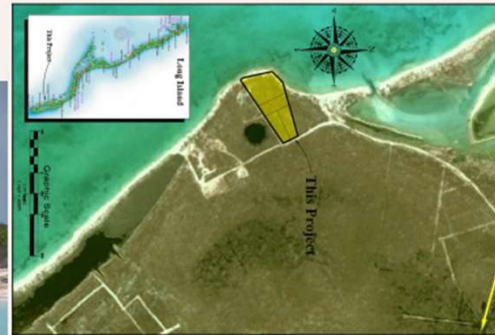
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LOTS FOR SALE BY OWNER

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



Offered by
Aqua Investments Bahamas Limited

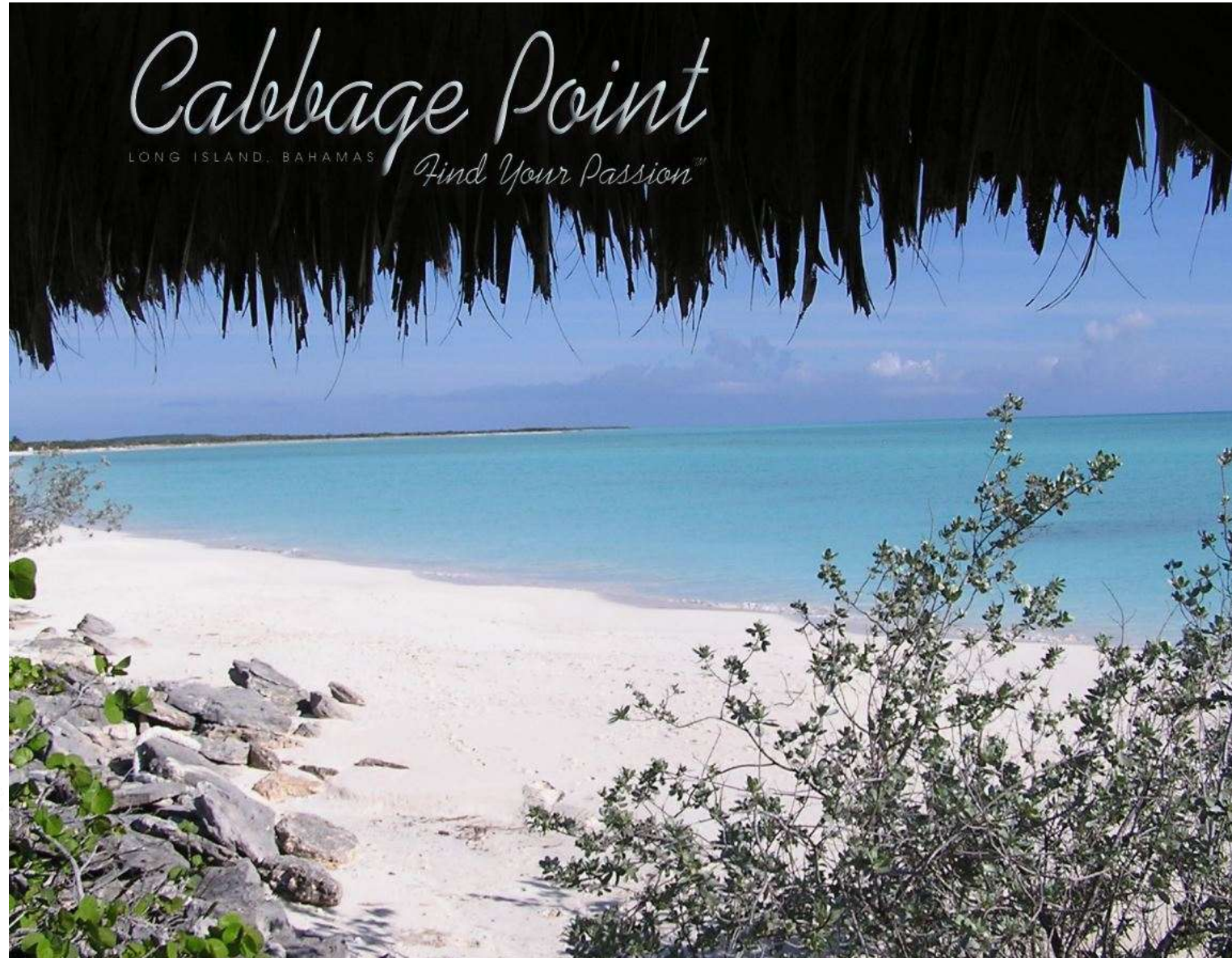


**CALL/TEXT/WHATSAPP:
608-513-2580 (CURT)**

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**FOR SALE BY OWNER – AQUA
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South Access Beach



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South Access Beach



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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

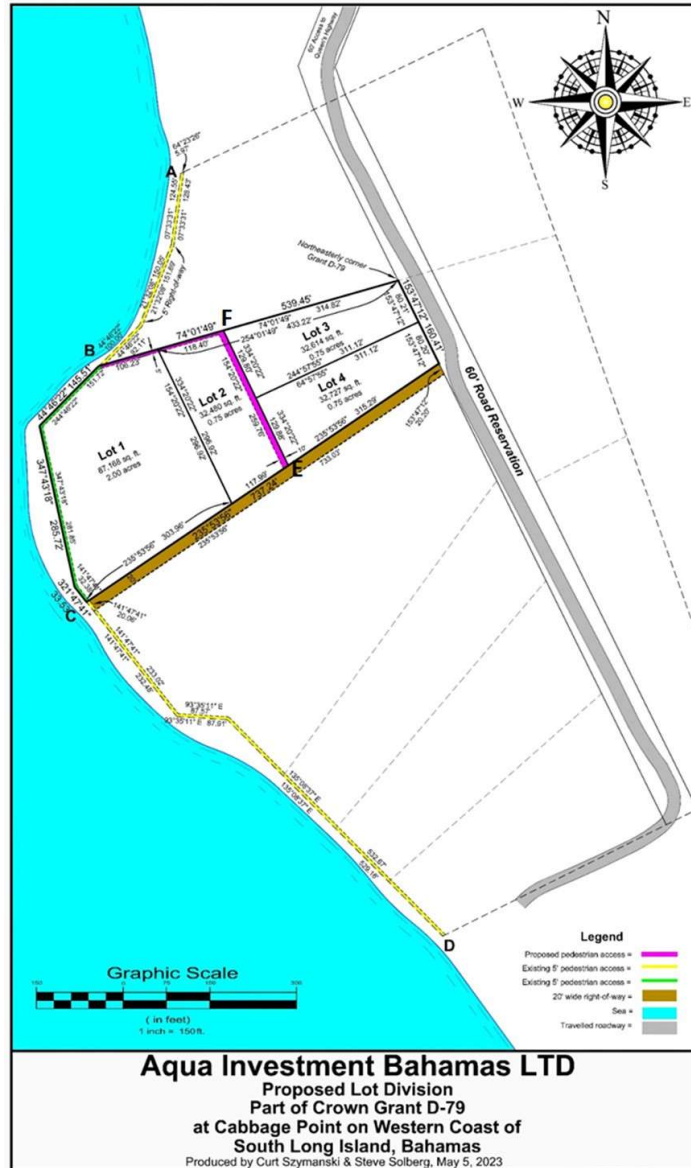
20 ft Wide South Road Reservation
C → E → Back of Properties → 60 ft Wide Road Reservation

60 ft Wide Road Reservation Back to Queens Highway to
Access Property from Public Queens Highway

Cabbage Point

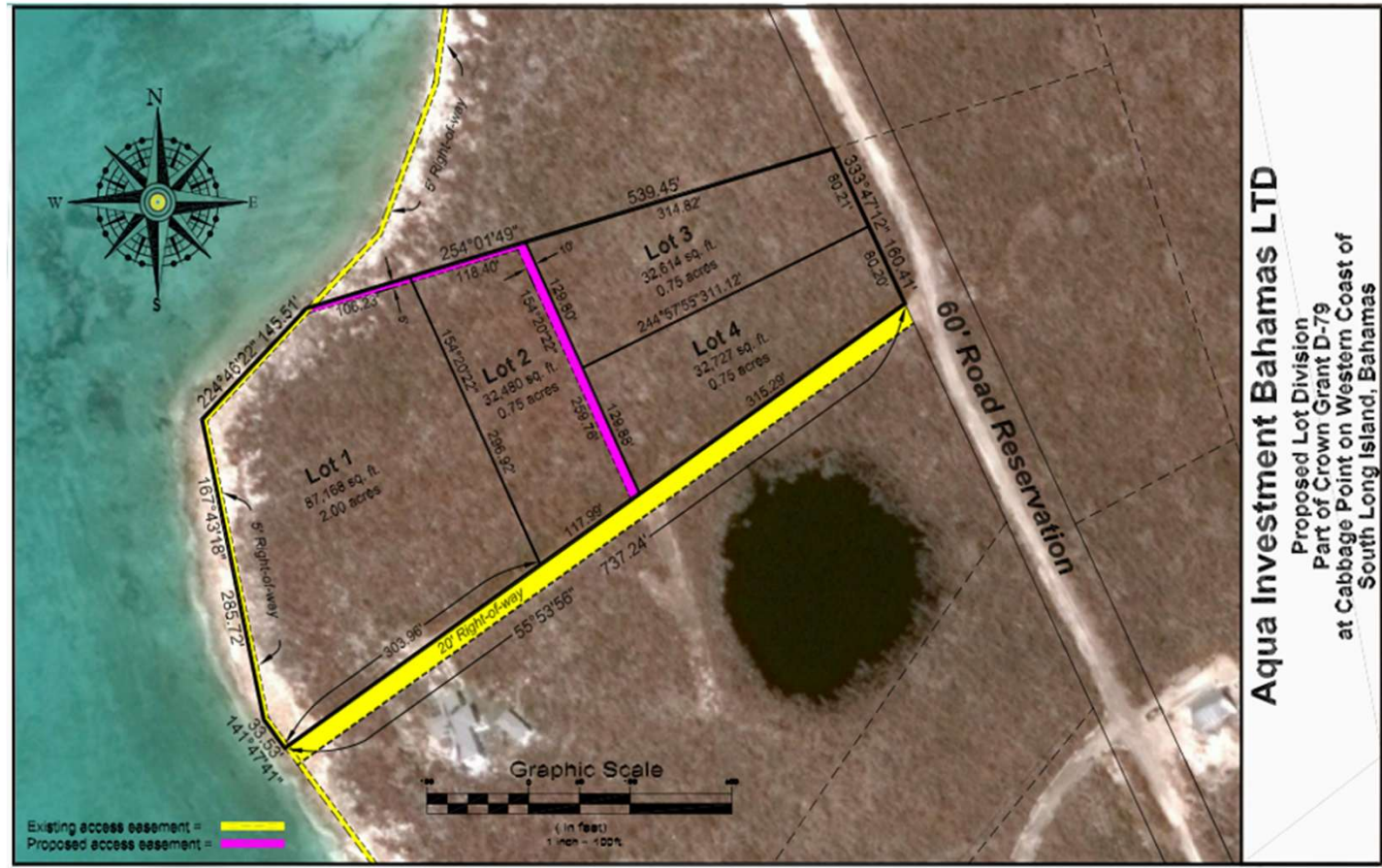
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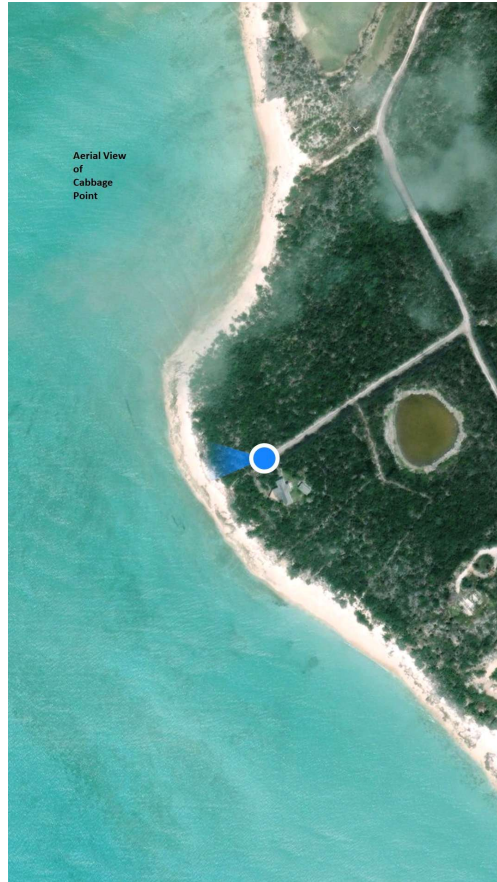
Beach Access Paths
(Nature Trail Easements)

PINK indicates Beach Access Path, including in Easements to Lot 2, Lot 3, and Lot 4



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Cabbage Point Beach Access Lot 2

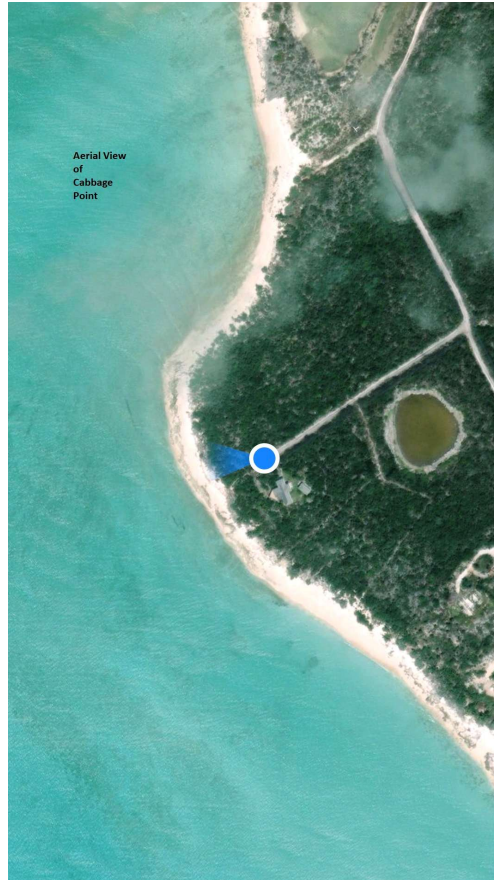


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Lot 2

Listing Description:

Once-in-a-lifetime and extremely rare opportunity to purchase one-of-a-kind **Beach Access Lot 2 (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).* *Lot 2 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. *Listed at \$225,000.

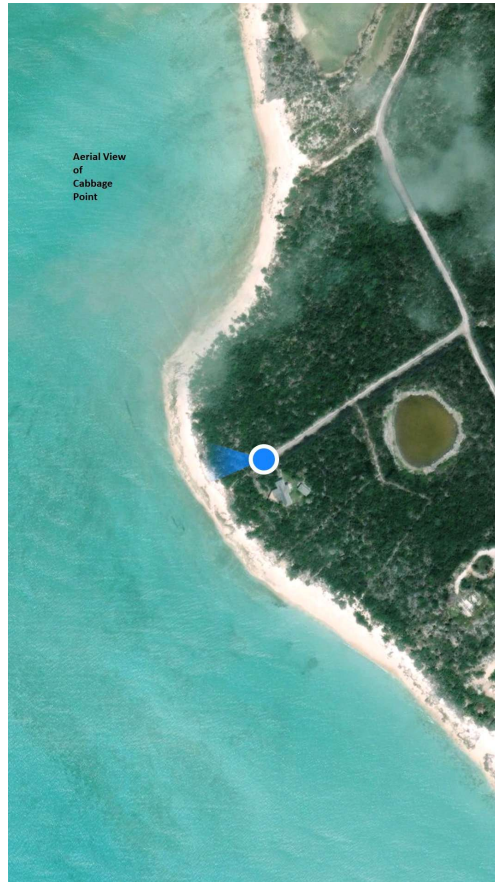


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Lot 2

Cabbage Point Beach Access Lot 3

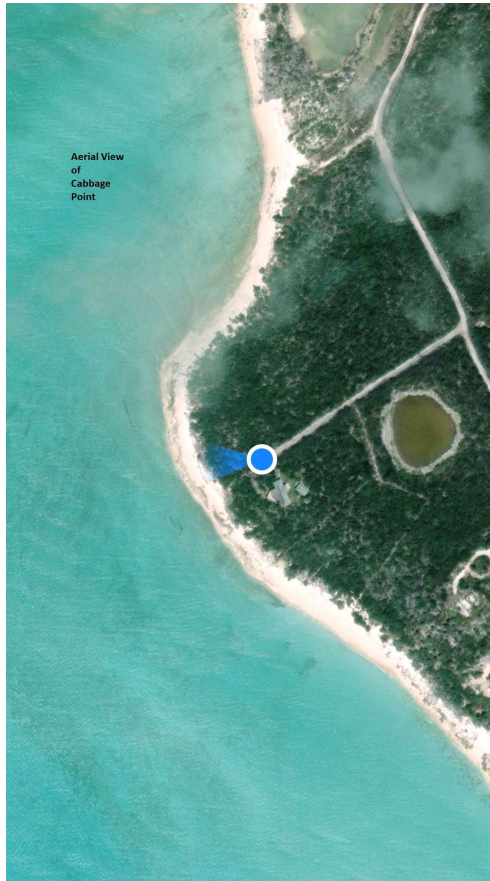


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Lot 3

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 cost 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). *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. **Listed at \$195,000.***



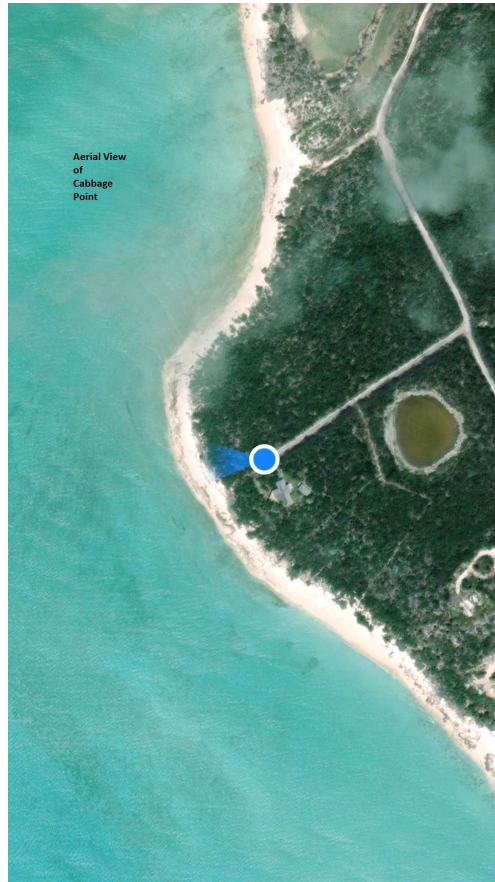
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Lot 3

Cabbage Point Beach Access Lot 4



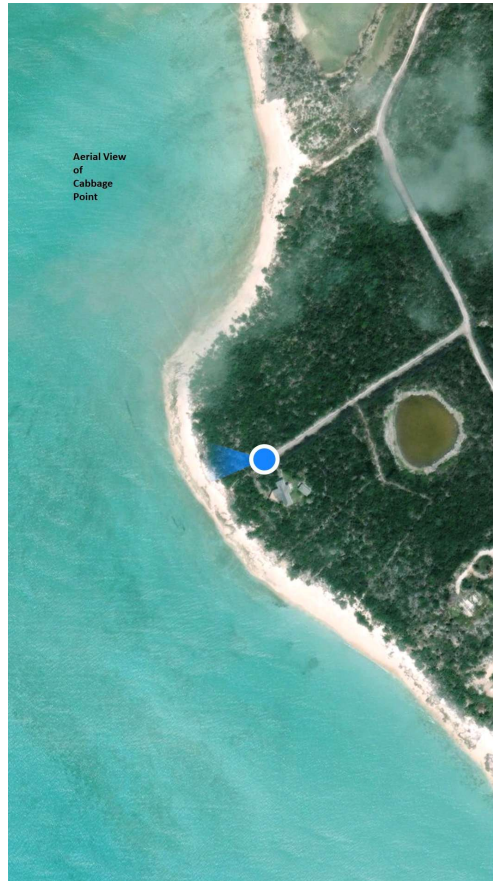
Cabbage Point
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Lot 4

Listing Description:

Once-in-a-lifetime and extremely rare opportunity to purchase one-of-a-kind **Beach Access Lot 4 (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 cost 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). *Lot 4 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.*

**Listed at \$195,000.*



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Lot 4

Beach Access Path to Cabbage
Point at End of 20 ft Road
Reservation



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Cabbage Point



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Cabbage Point



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Location of Cabbage Point on Long Island, including Satellite Images

MAP OF LONG ISLAND



AERIAL VIEW OF THE TIP OF FLORIDA AND THE BAHAMAS

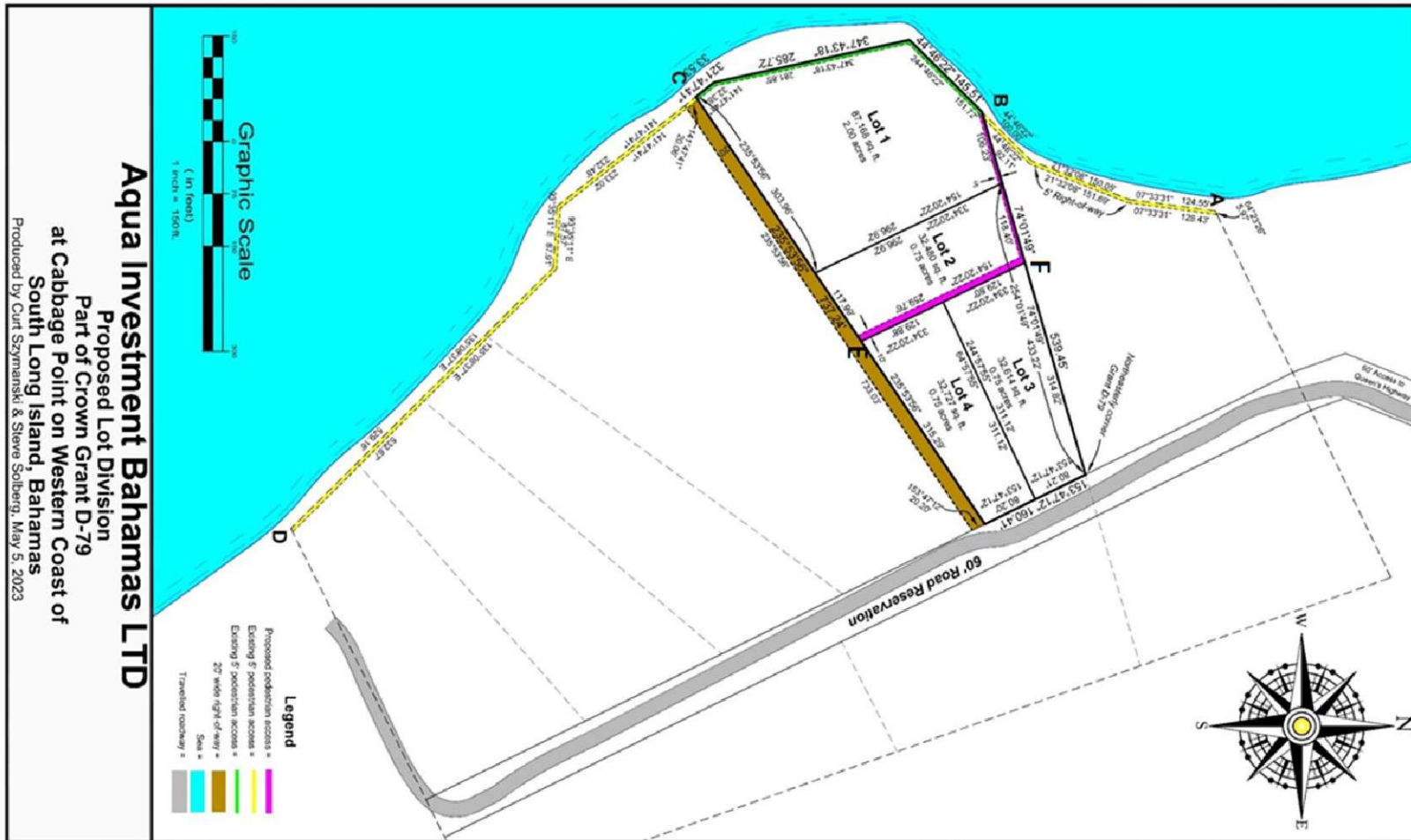


AERIAL VIEW OF LONG ISLAND, BAHAMAS

Cabbage Point

LONG ISLAND, BAHAMAS

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Cabbage Point

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Diagram with Legend for All Legal Easements

Cabbage Point



Cabbage Point

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Beach Access Path at Sunrise



Cabbage Point

LONG ISLAND, BAHAMAS

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Beach Access Path



Cabbage Point

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Beach Access Path



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Beach Access Path to Cabbage
Point at End of 20 ft Road
Reservation



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South Access Beach



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Cabbage Point Lot 1 (South Beach) Boundary
Marker at Sunset

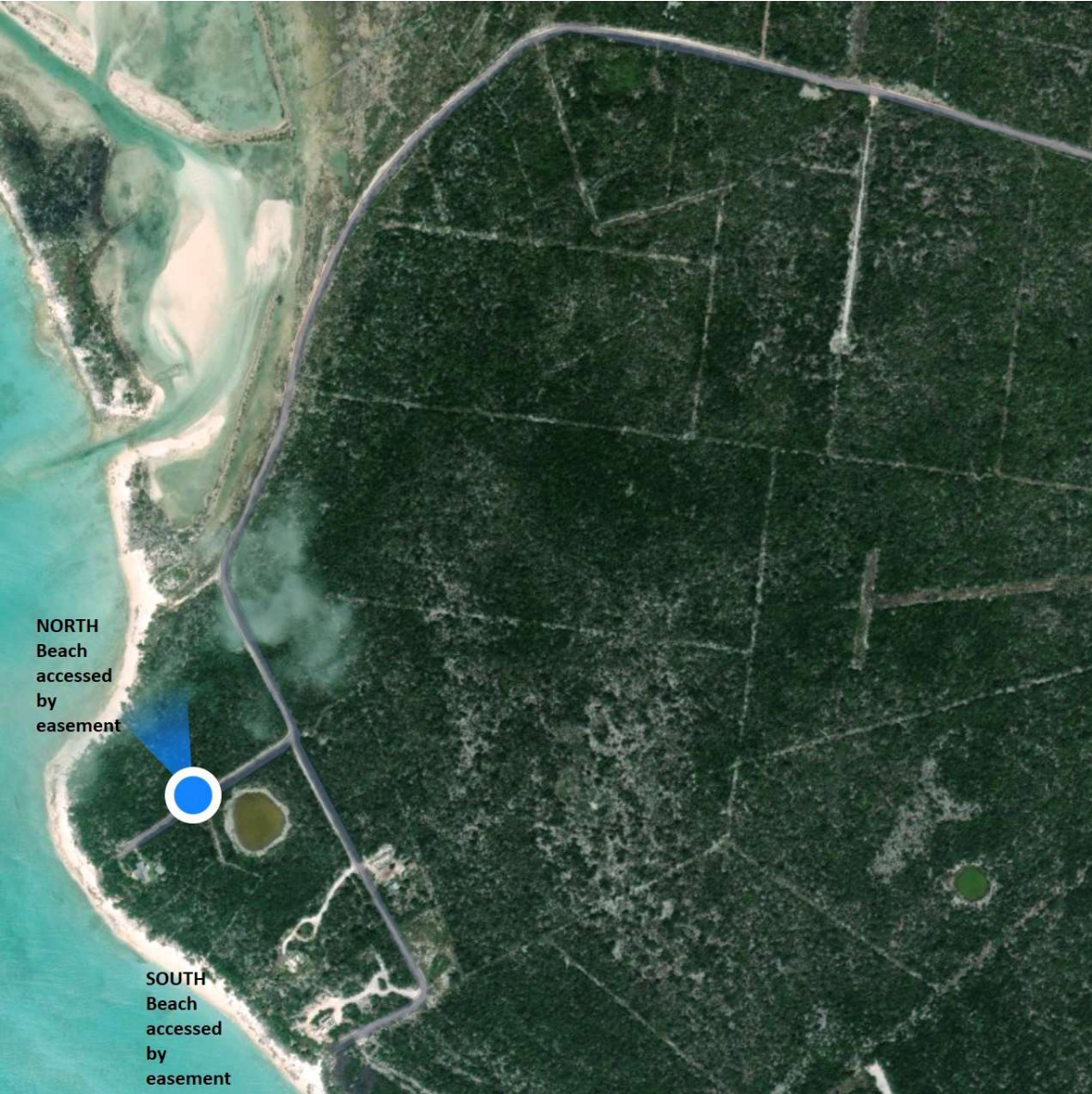


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Aerial Photo of Cabbage Point
Showing North & South
Beaches Accessed by Legal
Easements, as well as 20 ft
wide and 60 ft wide Road
Reservations to Property



Cabbage Point
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South Access Beach



Cabbage Point

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South Access Beach



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Cabbage Point



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South Access Beach



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South Access Beach



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South Access Beach



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Cabbage Point

LONG ISLAND, BAHAMAS

Find Your Passion™

North Access Beach



Cabbage Point

LONG ISLAND, BAHAMAS

Find Your Passion™

North Access Beach
Looking South to
Cabbage Point



Cabbage Point

LONG ISLAND, BAHAMAS

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Entrance to Beach Access Path
From 20 ft wide Road Reservation
Between Lot 2 and Lot 3/Lot 4



Cabbage Point
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Cabbage Point Boundary Markers



Cabbage Point

LONG ISLAND, BAHAMAS

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Cabbage Point



Cabbage Point

LONG ISLAND, BAHAMAS

Find Your Passion™

Beach Access Path



Cabbage Point

LONG ISLAND, BAHAMAS

Find Your Passion™

Sunset from South of Cabbage
Point by Ford's by Boat Launch



Cabbage Point
LONG ISLAND, BAHAMAS
Find Your Passion™

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Sunset from South of Cabbage
Point by Ford's by Boat Launch
With Cabbage Point in Distance



Cabbage Point

LONG ISLAND, BAHAMAS

Find Your Passion™

Cabbage Point and Beaches
South of Cabbage Point
(as Taken from Ford's)



Cabbage Point

LONG ISLAND, BAHAMAS

Find Your Passion™

Cabbage Point (as Taken from
Ford's on the Water)



Cabbage Point

LONG ISLAND, BAHAMAS

Find Your Passion™

Cabbage Point and Beaches
South of Cabbage Point
(as Taken from Ford's)



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Cabbage Point

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END