



SCHOONER BAY

THE HARBOUR COLLECTION



HARBOUR LOOKOUT & GUEST COTTAGE





GUEST COTTAGE



1ST FLOOR



2ND FLOOR

Harbour Lookout & Guest Cottage

2 Bedroom, 2 1/2 Bath
1 Bedroom, 1 Bath (Guest Cottage)

1st Floor Living Area	896 sf	(83.20 sm)
2nd Floor Living Area	836 sf	(77.70 sm)
Total Living Area	1,732 sf	(160.90 sm)
Verandahs	448 sf	(41.60 sm)
Guest Cottage	336 sf	(31.20 sm)
Total Area	2,180 sf	(202.50 sm)

LITTLE BRIDGE HOUSE





1ST FLOOR



2ND FLOOR

Little Bridge House

3 Bedroom, 3 Bath

1st Floor Living Area	1,550 sf (143.99 sm)
2nd Floor Living Area	360 sf (33.45 sm)
Total Living Area	1,910 sf (177.44 sm)
Verandahs	778 sf (72.28 sm)
Total Area	2,688 sf (249.72 sm)

HARBOUR POINT HOUSE





Harbour Point House

3 Bedroom, 3 1/2 Bath

1st Floor Living Area	1,358 sf (126.16 sm)
2nd Floor Living Area	408 sf (37.90 sm)
Total Living Area	1,766 sf (164.06 sm)
Verandahs	564 sf (52.50 sm)
Total Area	2,330 sf (216.56 sm)

HARBOUR ISLAND VIEW HOUSE





1ST FLOOR



2ND FLOOR

Harbour Island View House

3 Bedroom, 3 1/2 Bath

1st Floor Living Area	1,264 sf (117.43 sm)
2nd Floor Living Area	448 sf (41.62 sm)
Total Living Area	1,712 sf (159.05 sm)
Verandahs	280 sf (26.01 sm)
Total Area	1,992 sf (185.06 sm)



SCHOONER BAY

The Harbour Collection Features

- Authentic Bahamian architecture with Alaskan yellow cedar shingle roof and decorative plank or louvered shutters
- Dual covered verandahs to enjoy outdoor living and the Atlantic sea breeze
- Poured concrete foundations and load-bearing vertical walls
- Decorative plaster finishes painted in colorful island hues
- Brass and copper exterior sconce lighting at entry
- Tropical landscaping to blend with the natural environment

Residence Features

- Cross-ventilated living spaces with plentiful windows
- Raised ceilings with painted wood finish and Hunter® ceiling fans
- 18" x 18" travertine floor tile throughout main living areas
- 7' and 8' 6-panel and faux louver interior doors with decorator door hardware
- 10-lite French exterior wood and vinyl clad doors with Andersen® and Emtex® locks
- Andersen® 400 Series double-hung sash impact windows
- Interior trim package to include:
 - 4" wood door casings 6" wood base boards
 - 6" crown moulding 3" chair rail
- 4" Recessed lighting, decorative sconces and wall lights throughout

Kitchen Features

- Custom shaker-style wood cabinetry with soft-close drawers, hardware finish (French antique, polished chrome and oil-rubbed bronze) and open-shelves above
- Granite and red-oak butcher block countertops
- Undermount (single or double bowl) stainless steel sink with Kohler® faucet
- Complete appliance package including:
 - GE® Profile French door refrigerator with ice and water dispenser
 - GE® Profile slide-in gas range with warming drawer
 - GE® Profile over-the-range sensor microwave oven
 - GE® Profile dishwasher with hidden controls
 - GE® Profile wine center
 - GE® Profile front load gas washer and dryer with steam

Bathroom Features

- Carrera® marble bathroom vanity countertops or pedestal sinks per plan
- Toto® water closets or equivalent
- Kohler® single-lever shower valves and widespread lavatory faucets
- Travertine flooring, 9" x 18" brick pattern shower walls and 6" x 6" shower floors
- Tempered-glass shower door with chrome handles
- Kohler® towel bar and paper towel holder

Energy Efficiency

- Energy-efficient geothermal cooling system
- Indoor waste and recycling containers – owner supplied
- Exterior composter equipment with triple outdoor bin and tumbler – owner supplied
- Domestic hot water system from geothermal cooling system and on-demand gas hot water heater system
- Covered golf cart port with electrical charging system
- Icyne® in attic of all conditioned areas



FOR MORE INFORMATION ON PRICING AND AVAILABILITY, PLEASE CONTACT OUR SALES TEAM AT
242.366.2048 OR TOLL-FREE 888.275.1639 OR VISIT SCHOONERBAYBAHAMAS.COM

All dimensions, features and specifications are approximate and subject to change without notice.



Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property.



Cotton & Company