

## FOR SALE



### Dreaming of A Waterfront Paradise

**Price:** USD 235,000

**MLS Number:** L 1018

**Location:** Stann Creek District

**Lot size:** 0.17 Acre

Nestled just 250 yards from the vibrant southern tip of the Placencia Peninsula, this Luxury Boutique Island community offers the perfect blend of excitement and tranquility. Residents have the unique opportunity to enjoy the lively culture and amenities of Placencia Village, while also having a serene retreat to call home. Key Features: • Size: .18 Acres • Dock Frontage: 74 Feet • Location: Inner canal of Placencia Caye • Dock & Boardwalk: Direct access to the water, perfect for boating enthusiasts. • Storage Shed: Equipped with a 10x10 concrete pad, ideal for storing boating supplies and outdoor gear. • Utility Pad: Ready for boat electric, water, and pump-out systems. • Septic System: An essential feature for living on an island. • Electricity and Water: Fully serviced for modern conveniences. • Placencia Yacht Club: Stroll down the boardwalk for dining and drinks at sunset. Situated on an inner canal, protected from the sea, offering a peaceful environment, yet it is mere moments away from the open waters, giving you the best of both worlds. An exciting aspect of living on Placencia Caye is the ongoing

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