

## FOR SALE



### Rocky Point Island

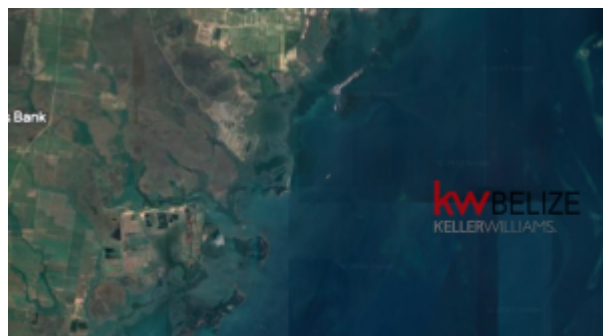
**Price:** USD 175,000

**MLS Number:** I4001

**Location:** Toledo District

**Lot size:** 2.05 Acre

If you are looking for a slice of Paradise but don't want to break the bank, then look no further than this parcel of land on Rocky Point Island! Keller Williams is excited to Exclusively offer this parcel of land which is located just 3 miles northeast of Monkey River Village and less than 10 miles south of Placencia Village. This location is known for the mini reef just off the eastern shore where lobster and reef species fish are abundant! If you are an angler, the nearby Monkey River is well known for tarpon and snook fishing and there are multiple tributaries that are kayaking distance from Rocky Point. Because of the many mangroves in this area you will also find just about any bird species you can imagine as well as manatees, rays and dolphins! This is a true paradise! To top it off, the leeward side of the island is an excellent safe harbour for boats so you can easily secure your vessel from wind and weather. Call Jennifer Anderson-Westby today to schedule a boat ride tour of Rocky Point Island.



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