### Property Description

This east facing waterfront parcel in Privateer Bay Estates overlooks pristine Privateer Bay toward a stunning panorama of the British Virgin Islands. The lot is 1.5 acres and borders the common beach parcel, 6Y-15, along its southwest and southeast boundaries which allows full access to the entire beach that runs along the western shore of Privateer Bay. The topography slopes to the southeast with a large building envelope of moderately sloping grade at about 140 feet of elevation. This parcel may be subdivided into two lots if so desired. The development offers paved access and underground utilities with amenities that include deeded rights to two beaches and exclusive use of two separate beach cottages on Long Bay that are owned and managed by the HOA.

### Basic Details

<table>
<thead>
<tr>
<th>Property Type:</th>
<th>Land</th>
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<tbody>
<tr>
<td>Listing Type:</td>
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<td>Price:</td>
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<td>Rooms:</td>
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<td>Quarter:</td>
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<td>Island:</td>
<td>St John</td>
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<td>Subdivision:</td>
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<tr>
<td>Zipcode:</td>
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### Address Map

<table>
<thead>
<tr>
<th>Longitude:</th>
<th>W65° 19' 55.1&quot;</th>
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<tbody>
<tr>
<td>Latitude:</td>
<td>N18° 20' 12&quot;</td>
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