





**Sloane Rhulen**  
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Located in the heart of Bodden Town, this expansive 0.89-acre parcel presents an exceptional opportunity for redevelopment or investment. Elevated approximately 15 feet above sea level, the property benefits from a desirable position with attractive ocean views across the road. The irregular-shaped lot offers ample space and flexibility for a variety of development concepts, whether residential or multi-unit, subject to planning approvals. Zoned for medium-density residential use, the site is well-suited for those looking to maximize its potential in a growing and sought-after area. An existing 2-bedroom, 1-bathroom concrete cottage of approximately 750 square feet sits on the property. While habitable, the structure is best viewed as an interim use or as part of a broader redevelopment vision. With its generous size, elevated setting, and proximity to the ocean, this property represents a rare opportunity to secure a versatile development site in Bodden Town.

## Essential Information

Type <b>Land (For Sale)</b>	Status <b>Pen/Con</b>	MLS <b>420585</b>	Listing Type <b>Agriculture</b>
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## Key Details

Width <b>155.00</b>	Depth <b>301.00</b>	Block <b>44B</b>	Parcel <b>396L</b>
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## Additional Features

Block <b>44B</b>	Parcel <b>396L</b>	Views <b>Garden View, Ocean View</b>	Zoning <b>Medium Density Residential</b>
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Soil  
**Marl**