

Grand Bahama Island

West End, Grand Bahama
just 7 Miles from Sandy Cay

SANDY CAY

Paradise of the Bahamas!

just REDUCED to only

\$2,950,000 USD

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SANDY CAY

An Island Paradise!

Sandy Cay is approximately 6-7 acres in size. It is the closest Bahamian Island to the United States, just 56 miles from Palm Beach, Florida. Its beaches are unspoiled beautiful white sand, free from tar and debris. There are no mangroves or swamplands, and sand is overlying a solid coral rock base. Perfect location? Absolutely: because Sandy Cay is so near to Palm Beach, Fort Lauderdale and Miami and just 7 miles from the island of Grand Bahama – it couldn't be more convenient. One can easily dash to the island (via Freeport and West End, Grand Bahama, by sea or by air and a short comfortable boat-ride across the calm Bahama Flats).

Sandy Cay before 2004

**We invite you to review
and explore Sandy Cay
“Then and Now”**

NOTE that the information contained within this packet is as provided by the Ownership Group of the island and the presenting Broker and Agent are not responsible for its accuracy. Anything that any prospective Buyer considers of Material Consequence to their purchase should be verified by the Buyer prior to the purchase of this Property.

Sandy Cay is located 56 miles from Palm Beach and 7 miles North by West of the Northwest Point of the Island of Grand Bahama and is bounded on all sides by the Sea at High Water Mark. Customs, fuel and other basic supplies are readily available right there at Old Bahama Bay, West End, Grand Bahama.

Sandy Cay is also just over 8 miles from the exciting new ***Ginn Sur Mer Resort*** being developed near West End, Grand Bahama. This is a **\$4.9 BILLION** Resort that will include an exquisite 2,500 room hotel, new deep water marina, a 55,000 square foot casino, golf course, air strip, and many other fabulous features and amenities. And this is just minutes from your own perfectly secluded Sandy Cay whenever you want to 'rejoin civilization'! Construction of this fabulous pocket of luxury is already under way!

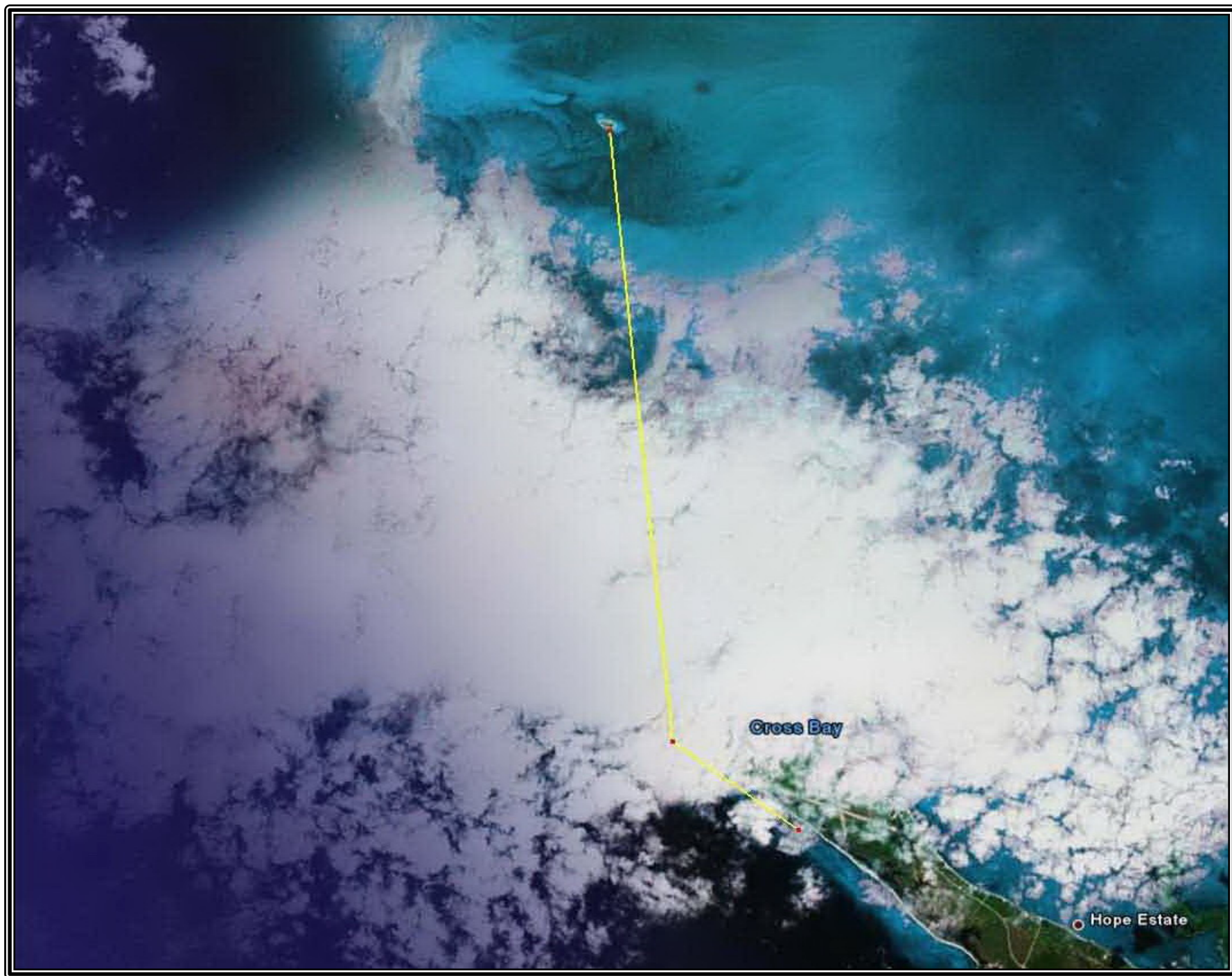


Ginn Sur Mer under Construction (above)

Artist's Renderings of Ginn Sur Mer (left)







Sailing charts of Spanish galleons and treasure maps of pirates called this island “Scald Cay” which meant “bald” and aptly described its barrenness. In later years it was renamed Sandy Cay, but not until the hands of Bertie and Beaman Dawes had passed over the island, after which reference was made to it as the **Paradise of the Bahamas**.

This then will be the picture story of the transformation of the Sandy Cay from baldness to the island of our dreams, crowned by gracious trees and flowering shrubs, fringed by white sand beaches resting in a sea of ever changing blues.

The Cay is a bar of sand, approximately six to seven acres in area, that would float with the tides were it not anchored by a small outcropping of coral rock exposed on the north and south shores. Seven miles to the southeast, across water of the two fathoms dept, lays Grand Bahama Island and the village of West End. Three miles to the south is Wood Cay. All else is water – the deep blue Gulf Stream forms the western horizon, beyond which Florida and Palm Beach hide, a scant fifty-six miles away.

The early history of the island is obscure since it was without harbor and substantial vegetation, buccaneers and pirates would have sailed by without a pause, unless perchance in search of water. In later years, natives from Grand Bahama and as far away as Abaco Island made use of the land, and the King did grant the land “subject to the long established right of spongers and fisherman to land on the Cay and obtained water therefrom, and to maintain sponge corals on the seashore.”



Barren Island 1929



Barren Island 1930



**One Lone Tree on
the Island Before It
was Purchased**



**Beaman G. Dawes built this house
before he purchased the Island**

In the days of prohibition, West End was a major bootlegging base from which contraband liquor was flown by fast sea planes to Florida, skimming the wave tops to avoid detection, landing on backwoods lakes, where the cargo was quickly unloaded and trucked out before the revenuers could interfere. On the return trip to West End, Sandy Cay was the first landfall, since, by this time, it boasted two gracefully tall coconut palms that rose above the horizon, marking the way, as the low flying plans darted into safety.

With repeal of prohibition in the States, bootleggers departed from West End and with them went a major source of livelihood of the natives. Compounding their woes, disease struck the sponges that inhabited the seas. The natives of West End no longer prospered. They substituted fish, lobster, conch, turtle, and a small amount of corn and vegetables. For a few years, a crawfish canning plant was operated, but crawfish are difficult to catch and this industry did not flourish.

During the reign of King George the Fifth of Great Britain this "Jewel of the Bahamas" was a Crown Grant sold to Harold George Christie, March 13, 1930 for the sum of 150 British Pounds. "This deed dated the 19th day of March 1930 was a grant to Harold George Christie from George V., King, by the grace of God, of Great Britain, Ireland, and the British Dominions beyond the seas, Defender of the Faith, Emperor of India. Annual rental is due to the British Crown in the amount of one peppercorn, if the same shall be lawfully demanded." It is

apparent that Harold Christie of Nassau was simply a conduit to transfer the island to the Dawes family for some obscure political reason, as nine months after the sale to Christie, on 15 December 1930 the “fee simple ownership” was transferred to Beaman Gates Dawes.

Its ownership, being “Fee Simple”, is not typical of most private ownership of land in the Bahamas.

Beaman Gates Dawes was the brother of Charles Gates Dawes, United States Ambassador to Great Britain in 1929-1932. In 1929, Nobel Laureate, Charles G. Dawes, the 30th Vice-president of the United States (under President Calvin Coolidge 1925-1929), was newly appointed to Great Britain and his brother was granted this “Jewel of the Bahamas”.

Beaman and his wife Bertie did plant and cause to be planted sundry and various trees, shrubs, and flowers, which came to grow in profusion. They also built a house and dug a well.

On December 10th, 1959 Henry Dawes, son of Beaman, purchased Sandy Cay under specific authorization by an order from the Supreme Court of the Bahama Islands.



At one time, it was known to be home to the Grant family, who were caretakers of the island for the Dawes family. Henry Dawes, who did botanical research on the island and who is associated with the famous Dawes Arboretum outside of Columbus, Ohio, beautifully landscaped Sandy Cay. At that time, there was a beautiful arcade of Australian pines, stretching from the fresh water well to the westernmost point of the island. The island was planted with grass and people were photographed playing croquet on the lawn.

Subsequently, the island became the property of Bahamian Alvin Tucker of Freeport, who purchased several outstanding islands, and selected this one as a “jewel” for his daughter and son-in-law, Dr. Robert Antoni as a wedding gift. The Antoni family decided to sell the island in an effort to keep the Antoni family united and avoid part of the family building on Sandy Cay, away from their estate at Ridley Head on Eleuthera Island.

So now the island has been owned fee simple by another group since 1978. In August and September 2004, **for the first time in over 56 years**, Sandy Cay suffered direct hits by hurricanes (Hurricanes Frances and Jeanne, respectively), sustaining substantial losses to its vegetation; but the island maintains its same appeals and potentials as when the Dawes Family took it over back in 1930.

The future is up to you and your imagination!

SANDY CAY

with its colorful and well-documented history, is a most unique and desirable Bahamian island due to its proximity to Florida, and its advantageous fee simple ownership and is only in need of a new generation to further its wonderful history.



Fresh water well on Sandy Cay

*How the Island
was when
purchased in
1978*



SANDY CAY

as it appears today.



SANDY CAY

The future...

is up to you!

Sandy Cay before 2004