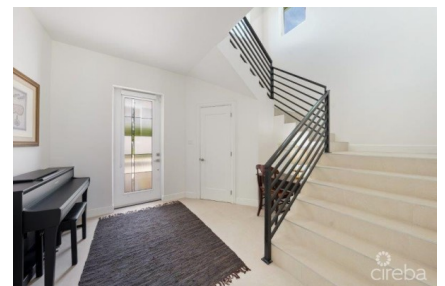


## UNIQUE PATRICK'S ISLAND CANALFRONT W GUEST HOUSE | 3 CAR GARAGE

Spotts, Cayman Islands

MLS# 416831

**CI\$1,899,000**





**Sloane Rhulen**  
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Welcome to the New Patrick’s Island... Now a Gated Community. Live the life you love... Gorgeous views across the Canal Basin from the 1st Floor Covered Porch and the 2nd Floor Covered Balcony. So easy to RELAX! Enjoy the 30 ft Boat Dock with Water and Electric Service. Just a short voyage to the North Sound for Fishing, Diving, Stingray City and Restaurants. Convenient Location close to Shopping and Restaurants at Grand Harbour, as well as in the Countryside! This unique Floor Plan suits many Lifestyles... The Main House features 3 Bedrooms, 3 Bathrooms, a kitchen, Dining Room, Family Room, Laundry Room, Covered Porch, Covered Balcony, and a large storage room, spanning 2,934 sq ft. The Guest House features 1 Bedroom, 1 Bathroom, plus a Kitchen, Dining Area, Living Room, Pantry, and Coved Porch, and measures 818 sq ft. The spacious 3-car garage with an additional Storage Room is 938 sq ft. Special Features include: Newer Modern Design - Light and Bright! White Shaker Style Cabinets with SS Hardware Walk-In / Walk-Out Glass-Enclosed Showers Cook’s Delight Kitchen with KitchenAid Appliances ICF Construction and the 2nd floor is concrete Spray Foam Insulated Attics 4 Separate A/C Units Standing Seam Metal Roof Security System Hurricane Impact Windows and SG Doors Stack Washer & Dryer with a separate room Laundry Cabinets with Laundry Sink 3 Flat Screen Wall Mount TVs LED Recessed Lights Energy Efficient Ceiling Fans Porcelain Tile Floors 10 ft Ceilings Throughout 8 ft Solid Core Single Panel Doors Huge Primary walk-in Shower with Separate Soaking Tub Kohler Sinks and Toilets Grohe SS Plumbing Fixtures 2 Tankless Hot Water Heaters Decorative Glass Front Entry Door Roller Blinds and Solar Shades Wide Winding Staircase Built-in Bookcases on 2nd floor landing Lots of PGP Tilt-out Windows 3 Automatic Garage Door Openers with Key Pad Entry 3 Exterior Hose Bibs Lawn Sprinkler System with Automatic Timer Extra Large Paver Driveway Travertine Walkways and Porches Composite Deck on Boat Dock Plumbing for 1/2 Bath in Storage Room Plenty of Space and access to the pool - plans available! Agent Owned

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	Pen/Con	416831	Single Family Home

Key Details

Bed	Bath	Block	Parcel
4	4	24E	446
Year Built	Sq.Ft.		
2019	4690.00		

Additional Features

Block 24E	Den No	Lot Size 0.44	Parcel 446
Views Canal Front	Sea Frontage 76	Foundation Pier & Beam	Furnished Yes
Den No	Garage 3	Zoning Low Density residential	