

## BRITANNIA KINGS COURT TOTALLY RENOVATED TOWNHOME SELLERS MOTIVATED!

Seven Mile Beach, Cayman Islands

MLS# 415743

**US\$3,950,000**





**Sloane Rhulen**  
sloane@rhulens.com

PRICE REDUCTION!! This Townhome you must see. It is stunning! Selles Motivated! Located in the world-renowned Seven Mile Beach Corridor in the Village of Britannia, a secluded, prestigious community in the heart of Grand Cayman. This two-story Townhome, completely renovated; never lived in, is one of six charming Townhomes nestled in the exclusive King's Court offering privacy and tranquility. The Townhome is on freehold land. Sited toward beautiful sunset views with surrounding spacious landscaping, lush tropical flowering bushes, shrubs, and palm trees all meticulously community maintained. There is an attached oversized two-car garage with extra storage. Blended into the Townhome's architecture is a golf cart sized shed with an electric charging station. The Townhome's modern classic décor is exquisitely eclectic and elegant. Enter into a breathtaking Great Room with a cathedral ceiling, bright natural light streaming through the half-circle transom windows and French doors that open to a secluded outdoor terrace. IDG designer furnishings and a custom wet bar complete this perfect space for entertaining or relaxing enjoyment. Italian Travertine 16" floor tiles are throughout the entire main floor and extend onto the screened porch under a vine draped pergola. On the porch is a McGuire Portico collection of luxury, classic designed outdoor furniture of high-quality teak wood. The Dining Room has semi-circular walls of Miami designer etched glass panels. The formal McGuire dining table has seating for eight. French doors open onto the screened porch creating a natural indoor-outdoor flow - perfect for alfresco dining. The Family Room is spacious for comfortable lounging. The designer Chef Kitchen, elegant and functional, has a semi-circular dining banquette, custom cabinetry, a custom island, Quartz countertops, and GE Cafe Smart appliances with computer-like intel that can connect to smartphones or tablets for ease of cooking and energy efficiency. A 4th bedroom or office has an ensuite bath. Upstairs is finished with soft Saxony carpeting throughout. The grand Master Suite is a luxurious, private retreat featuring Milling Road designer furnishings, French doors that open onto a sitting balcony and a designer wardrobe/dressing room. The lavish ensuite bath has James Martin double vanities with a center cosmetic vanity, a freestanding slipper tub, chandelier, porcelain tiled walk-in double shower, a private bidet/commode room with a James Martin vanity and spacious linen storage, all with high-end Kohler fixtures. Two additional bedrooms with ensuite baths, designer James Martin vanities and high-end Kohler fixtures share a charming balcony. You are minutes from Seven Mile Beach, rated one of the top beaches in the Caribbean and the world. Seven Mile Beach is renowned for its soft white sand and calm turquoise waters. Ideal for swimming, snorkeling, or simply relaxing under a palm tree with a book. The community amenities provide a grand resort-style pool, lit tennis and pickleball courts, BBQ entertainment area, peaceful walking paths, boat canal access, is pet friendly, has ample guest parking, and 24-hour security. Camana Bay, a short walk away, has world-class dining, luxury shopping, yoga and fitness studios, spa services, weekly markets, a cinema, fabulous fireworks displays, and year-round community events - all in a stunning marina-side setting. This stunning Townhome is living beautifully in the serenity of luxury, privacy, and comfort with access to top international schools for children, excellent health care, and investment opportunities all within the tropical paradise of beautiful Grand Cayman.

## Essential Information

Type <b>Residential (For Sale)</b>	Status <b>Reduced</b>	MLS <b>415743</b>	Listing Type <b>Condominium</b>
---------------------------------------	--------------------------	----------------------	------------------------------------

## Key Details

Bed <b>4</b>	Bath <b>4.5</b>	Block <b>12D</b>	Parcel <b>80H17</b>
Year Built <b>1998</b>	Sq.Ft. <b>5128.00</b>		

## Additional Features

Block <b>12D</b>	Den <b>No</b>	Parcel <b>80H17</b>	Views <b>Garden View</b>
Sea Frontage <b>None</b>	Foundation <b>Slab</b>	Floor Level <b>1</b>	Furnished <b>Partially</b>
Den <b>Yes</b>	Garage <b>2</b>		