

## #6 Lakeshore Villas / 2 Bed Plus Den / 3 Bath

West Bay North East, Cayman Islands

MLS# 420714

**CI\$750,000**



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Well-appointed and fully upgraded 2-bedroom plus den, 3-bathroom residence located in West Bay, offering attractive lake views and access to excellent onsite amenities including a pool and gym. This spacious unit features a versatile den currently configured as a home theatre, complete with integrated surround sound. In addition, in-ceiling speakers are installed in both bedrooms as well as the kitchen and living area, creating a seamless audio experience throughout the home. The property has been extensively upgraded with LED lighting, Lutron dimmer systems, and dual air-conditioning units on both levels, helping to maintain efficient cooling and keep CUC costs to a minimum. The modern kitchen is fitted with recently updated appliances (approximately 12 months old), along with a wine fridge and European hot water tap, providing both functionality and style. This turnkey property is ideal for owner-occupiers or investors seeking a well-maintained home in a desirable West Bay location.

## Essential Information

Type <b>Residential (For Sale)</b>	Status <b>New</b>	MLS <b>420714</b>	Listing Type <b>Semi-Detached/Duplex/Triplex</b>
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## Key Details

Bed <b>2</b>	Bath <b>3</b>	Block <b>9A</b>	Parcel <b>574H6</b>
Year Built <b>2000</b>	Sq.Ft. <b>1764.00</b>		

## Additional Features

Block <b>9A</b>	Den <b>Yes</b>	Parcel <b>574H6</b>	Views <b>Garden View, Water View</b>
How Shown <b>By Appointment/List</b>	Car Port <b>No</b>	TV <b>Yes</b>	Porch <b>No</b>
Air Conditioning <b>Yes</b>	Sea Frontage <b>50m</b>	Title <b>Freehold</b>	Possession <b>At Closing</b>
Class <b>Existing</b>	Construction <b>Block &amp; Frame</b>	Foundation <b>Slab</b>	Floor Level <b>1</b>
Monthly Maintenance Cost <b>CI\$ 1,058.15</b>	Furnished <b>Yes</b>	Den <b>Yes</b>	Stories/Building <b>2</b>

## Property Features

City water <b>Yes</b>	Septic <b>Yes</b>	Pool <b>Yes</b>	Washer/Dryer <b>Yes</b>
Kitchen <b>Yes</b>	Dining Area <b>Yes</b>	Breakfast <b>Yes</b>	Utility <b>Yes</b>
Living Room <b>Yes</b>	Refrigerator <b>Yes</b>	Dishwasher <b>Yes</b>	Microwave <b>Yes</b>