

## #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                          | Status         | MLS           | Listing Type                        |
| <b>Residential (For Sale)</b> | <b>Pen/Con</b> | <b>420714</b> | <b>Semi-Detached/Duplex/Triplex</b> |

## Key Details

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

## Additional Features

|              |             |              |                                |
|--------------|-------------|--------------|--------------------------------|
| Block        | Den         | Parcel       | Views                          |
| <b>9A</b>    | <b>No</b>   | <b>574H6</b> | <b>Garden View, Water View</b> |
| Sea Frontage | Foundation  | Floor Level  | Furnished                      |
| <b>50m</b>   | <b>Slab</b> | <b>1</b>     | <b>Yes</b>                     |
| Den          |             |              |                                |
| <b>Yes</b>   |             |              |                                |