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CANAL FRONT HOME WITH POOL ON OVER HALF AN ACRE OF LAND

Prospect / Newlands, Cayman Islands

MLS# 421510

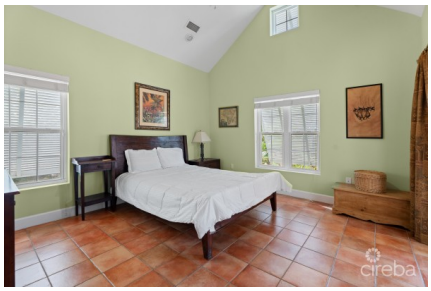
CI$1,250,000













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TROPICAL CANAL-FRONT LIVING | 4 BEDROOMS | POOL | PRIVATE DOCK Set on an impressive 0.52-acre parcel, this spacious four-bedroom, three-bathroom canal-front home offers relaxed island living, exceptional outdoor space and excellent boating access. Boasting 122 feet of canal frontage, a 50-foot dock and a 25-foot swimming pool, this property is ideal for boating enthusiasts and those seeking a private tropical setting. The ground floor features an expansive living and family room opening onto a generous screened patio, with two bedrooms and a bathroom also conveniently located downstairs. The impressive kitchen and dining area benefit from cathedral ceilings, granite countertops, stainless steel appliances and a gas hob. Terracotta Spanish tiles, teak furnishings and abundant natural light add to the home's welcoming character. Upstairs, the master suite features an ensuite bathroom and his-and-hers closets, alongside a further bedroom. Both bedrooms open onto a screened verandah overlooking the lush tropical gardens and canal. The beautifully established grounds include a tropical garden, a pergola with electricity, a separate garden summer house with verandah and power, and ample parking. Approved plans are also available for a double garage with an apartment above, offering further potential. Additional features include three independent AC systems for more efficient energy management, surround sound speakers, wheelchair-accessible three-foot doorways and hurricane shutters throughout. A particularly attractive feature: The land immediately south of the property is designated LPP (Little/Low Population Planning designation – confirm the official designation), with development restrictions that may help preserve the surrounding outlook. With its clean canal, excellent boating access and generous grounds, this is a wonderful opportunity to secure a substantial waterfront home in Grand Cayman. FEATURES AT A GLANCE • 4 Bedrooms | 3 Bathrooms • 0.52-acre parcel • 122 ft canal frontage • 50 ft private dock • 25 ft swimming pool • Screened patio and upstairs verandah • Tropical landscaped gardens • Pergola and separate summer house • Approved plans for double garage and apartment • Hurricane protection throughout • Ample parking An exceptional opportunity. Contact Agent to view.

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	**New**	**421510**	**Single Family Home**

Key Details

Bed	Bath	Block	Parcel
4	**3**	**22D**	**155**

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Year Built	Sq.Ft.
2005	**3082.00**

Additional Features

Block	Den	Lot Size	Parcel
22D	**No**	**0.52**	**155**

Views	Sea Frontage	Foundation	Furnished
Canal Front	**122**	**Slab**	**Yes**

Den	Zoning
No	**Low Density residential**

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