

## MELMAC AVE 94, HOME WITH INCOME COTTAGE

George Town South, Cayman Islands

MLS# 417314

**CI\$1,425,000**





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A 3-bedroom family home set on a half-acre plot, featuring a separate 2-bedroom, 2-bathroom cottage. Situated at an impressive elevation of 11 feet, both homes have been updated throughout, including flooring, walls, furnishings, AC, windows, appliances, and more. Upon entering the main house you are greeted by a bright, spacious living area that leads directly to the garden. The kitchen is well-equipped with ample storage, a gas stove, and a farmhouse sink. The bedrooms are in their own wing, with the primary bedroom having a customized walk in closet and ensuite bathroom. Moving down the hall way there's two spacious bedrooms both featuring customized closets and a shared bathroom. A full laundry room with a gas dryer and on-demand water heating (for cost-effectiveness) is conveniently located off the garage. The large backyard is filled with mature fruit trees including breadfruit, ackee, banana and more. The yard has endless opportunities for growth. The cottage, also fully renovated, is charming and practical. Just over 900 square feet, it features a lovely open living area and spacious kitchen leading to a private yard section, fenced off from the main house, with its own driveway. Both bedrooms have ensuite closets, and the cottage is an excellent choice for generating income. \*Rental options available. Inquire with agent for more information.

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Current</b>	<b>417314</b>	<b>Single Family Home</b>

## Key Details

Bed	Bath	Block	Parcel
<b>5</b>	<b>4</b>	<b>14E</b>	<b>358,359</b>
Year Built	Sq.Ft.		
<b>1970</b>	<b>3050.00</b>		

## Additional Features

Block	Den	Lot Size	Parcel
<b>14E</b>	<b>No</b>	<b>0.5</b>	<b>358, 359</b>
Views	Foundation	Furnished	Den
<b>Garden View</b>	<b>Slab</b>	<b>Yes</b>	<b>No</b>
Garage	Zoning		
<b>1</b>	<b>Low Density residential</b>		