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CAYMAN

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## PATRICK'S ISLAND CANAL FRONT HOME

Spotts, Grand Harbour, Red Bay & Prospect, Cayman Islands

MLS# 415267

**CI\$1,650,000**





**Lucy Wood**  
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Spectacular 4 bed/ 4 bath Patrick's Island waterfront residence. With a sprawling block paved driveway approach, this elegant home offers a free-flowing living space that includes; study/den, formal dining area, grand reception area/living room, family entertainment area and open-plan kitchen/breakfast snug with custom kitchen cabinetry, granite counters and custom handmade Italian tiled backsplash, perfect for the modern family lifestyle. Impressive master suite complete with his and hers walk-in closets and luxurious Jacuzzi tub occupies one wing of the ground floor, with a further two bedrooms and bathroom on the opposing wing. The 2nd floor offers a fourth bedroom/guest suite complete with kitchenette. The beautiful sunlit rooms draw your attention outside to the remarkable rear garden space that offers an expansive verandah with outdoor restroom, gorgeous swimming pool with travertine tiled deck, newly constructed 40' multi-level Trex dock and gazebo, complimented by nicely manicured grounds and a host of fruit trees. The home is high and dry, with the ground floor slab sitting at approx. 8.5 ft above mean sea level. The floor plan has been expertly designed to allow for future expansion with the inclusion of a 900 sq ft attic space with 10' ceilings which would allow for a straightforward conversion. Other features include; impact glazing throughout (installed in March 2022), engineered hardwood and Karndean flooring, 10'4" ceilings throughout, gas systems that include; appliances, water heater and cook top, energy efficient multi-zone AC system, and cistern servicing an irrigation system. Situated in Patrick's Island, one of Cayman's most prestigious communities, this marvellous secluded home is set on Palm Island near the end of a private cul de sac. This premium waterfront location affords the ultimate boaters lifestyle with easy access to the North Sound. The property is conveniently located close to Grand Harbour Shopping Centre, Harbour Walk, Spotts Beach, bars/restaurants, gyms/sports facilities and several schools. (house plans can be provided upon request)

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Current</b>	<b>415267</b>	<b>Single Family Home</b>

## Key Details

Bed	Bath	Block & Parcel	Year Built	Old Price
<b>4</b>	<b>4</b>	<b>24D,27</b>	<b>2009</b>	<b>0.00</b>
Sqft				
<b>4100</b>				
Acreage				
<b>0.3341</b>				

## Additional Fields

Block <b>24D</b>	Lot Size <b>0.33</b>	Parcel <b>27</b>	Views <b>Canal Front</b>
Foundation <b>Slab</b>	Zoning <b>Low Density residential</b>	Garage <b>2</b>	Sea Frontage <b>100</b>

## Property Features

Pool <b>Yes</b>	Den <b>Yes</b>	Furnished <b>Yes</b>
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