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Unique Patricks Island Canal Front Home With Guest House And 3 Car Garage

Prospect/Spotts, Grand Cayman

MLS# 416831

US$2,625,000

The information contained herein has been furnished by the owner and or their nominee and represented by them to be accurate. The listing company, agent and CIREBA MLS disclaims any liability or responsibility for any inaccuracies, errors or omissions in the represented information and all the information contained herein is subject to errors, omissions, price changes, prior sale or withdrawal, without notice and is at all times subject to verification by the purchaser.



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Welcome to the New Patricks Island
Soon to be gated!

You will love the gorgeous views across the Canal Basin from the 1st Floor Covered Porch and the 2nd Floor Covered Balcony. So easy to RELAX!

Enjoy the 30 ft Boat Dock with Water and Electric Service. Just a short voyage to the North Sound for Fishing, Diving, Stingray City and Restaurants.

Convenient Location close to Shopping and
Restaurants at Grand Harbor and Countryside!

This unique Floor Plan suits many Lifestyles

The Main House has 3 Bedrooms, 3 Baths, Kitchen, Dining, Family Room, Laundry, Covered Porch, Covered Balcony, a large Storage Room and is 2934 sq ft.

The Guest House has 1 Bedroom, 1 Bath, plus Kitchen, Dining and Living, Pantry, and Coved Porch is 818 sq ft.

The Spacious 3 Car Garage has a Storage Room is
938 sq ft.

Special Features include:

Newer Modern Design - Light and Bright!
White Shaker Style Cabinets with SS Hardware
Walk In / Walk Out Glass Enclosed Showers
Cooks Delight Kitchen with KitchenAid Appliances
ICF Construction
Spray Foam Insulated Attics
4 Separate A/C Units
Standing Seam Metal Roof
Security System
Hurricane Impact Windows and SG Doors
Stack Washer & Dryer
Laundry Cabinets with Laundry Sink
3 Flat Screen Wall Mount TVs
LED Recessed Lights
Energy Efficient Ceiling Fans
Porcelain Tile Floors
10 ft Ceilings Throughout
8 ft Solid Core Single Panel Doors
Huge Master Bath Shower with Separate Soaking Tub
Kohler Sinks and Toilets
Grohe SS Plumbing Fixtures
Tankless Hot Water Heater
Decorative Glass Front Entry Door
Roller Blinds and Solar Shades
Wide Winding Staircase
Builtin Bookcases
Lots of PGP Tilt-out Windows
3 Automatic Garage Door Openers with Key Pad Entry
3 Exterior Hose Bibs
Lawn Sprinkler System with Automatic Timer
Extra Large Paver Driveway
Travertine Walkways and Porches
Composite Deck on Boat Dock
Plumbing for 1/2 Bath in Storage Room
Plenty of Space and Access for Pool

Agent Owned

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Essential Information

Type	Status	MLS#	Listing Type
Residential	**Current**	**416831**	**Single Family Home**

Key Details

Bed	Bath
4	**4**

View
Canal Front

Year Built	Sq.Ft.
2019	**4,690**

Additional Feature

Den	Pool	Foundation	Stories
No	**No**	**Pier & Beam**	**2**

Furnished	Garage
Yes	**3**

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