



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## PATRICKS ISLAND WATERFRONT HOME

Spotts, Cayman Islands

MLS# 416436

**CI\$1,295,000**





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With its well-built structure and standalone design, Amity Street 34 located in the soon to be gated community of Patrick's Island is a must-see waterfront home. This prestigious neighborhood offers privacy and tranquility, making it the ideal location for those seeking a peaceful lifestyle. Inside the home, you'll find three spacious bedrooms, perfect for a growing family or guests. The open plan living, dining, and kitchen area creates a seamless flow and provides a great space for entertaining. Beautifully renovated over the years creating a turnkey home. A highlight of the property is its beautiful indoor-outdoor area that opens onto a garden terrace, offering stunning views of the canal and breathtaking sunrises every morning. Relax and enjoy the gentle breeze as you unwind in your own private oasis. For boating enthusiasts, this house is a dream come true with its 40 ft serviced dock. You'll have quick and easy access to the North Sound, Rum Point, and Kaibo, allowing you to explore the stunning surrounding waters at your leisure. Additionally, Camana Bay is just a short commute away, providing access to a wide range of shops, restaurants, and amenities. The convenience of this location extends beyond recreational activities. Patrick's Island is conveniently situated within a 15-minute commute to George Town center, the heart of Cayman Islands, and only two minutes away from Grand Harbour. Whether you're running errands or enjoying a night out, everything you need is within reach. Furthermore, the eastern districts and Savannah Countryside shopping center are easily accessible from this location. You'll have the freedom to explore all that the island has to offer with ease. Amity Street 34 in Patrick's Island presents an opportunity to embrace a lifestyle tailored to your preferences. Whether you're seeking a tranquil retreat away from the bustling city or a haven for boating and water activities, this waterfront home offers it all. Don't miss out on the chance to make this luxurious property your own.

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Reduced</b>	<b>416436</b>	<b>Single Family Home</b>

## Key Details

Bed	Bath	Block & Parcel
<b>3</b>	<b>3.5</b>	<b>24E,443</b>

Acreage  
**0.33**

Den	Year Built	Sq.Ft.
<b>No</b>	<b>1995</b>	<b>3500.00</b>

## Additional Features

Lot Size  
**0.33**

Views  
**Canal Front**

Sea Frontage  
**100**

Furnished  
**Yes**

Garage  
**2**