



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

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40 DUNLOP DRIVE - OCEANFRONT

West Bay North West, Cayman Islands

MLS# 416527

CI\$3,690,000





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This is one of the rarest of all opportunities - whether a main residence, Airbnb, or potential redevelopment site, this property offers endless opportunities. The site is located in one of the most sought after dive areas of West Bay. The 1.22 acres can be developed into a divers paradise or you may wish to live and play there or you can holiday and let the World take advantage. As they say, the choice is yours! The existing 3,602 square foot home offers a spacious living arrangement that combines seclusion and privacy with wonderful vistas. The character and charm offers at ground floor, a large main living room as the heart and centre of the house. Surrounding the living room are a bright enclosed veranda perfect for morning coffees overlooking the sea, a generous dining room capable of seating at least 12 guests, a recently renovated kitchen, a neat windowed sitting area and two enclosed rooms that can serve as bedrooms, offices, art studios, or whatever your heart desires. The second floor is comprised of a primary bedroom overlooking the sea, closet and main bathroom featuring a double vanity. The rest of the second floor is composed of two other sizable bedrooms and a bathroom. The home is surrounded by lush greenery and amenities. This large waterfront lot includes a pool and pickleball court on site - idyllic playground for all ages! This property offers the potential of immediate rental return while working on the technicalities of a development. Don't wait, bring all offers!

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	Current	416527	Single Family Home

Key Details

Bed	Bath	Block & Parcel
3	3.5	1C,203
Acreage		
1.22		
Den	Year Built	Sq.Ft.
No	1972	3602.00

Additional Features

Lot Size	Views	Sea Frontage	Foundation
1.22	Ocean View, Ocean Front	55	Slab
Furnished	Zoning		
Yes	Low Density residential		