



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

43 Vibert Bodden Drive, P.O. Box 30132 SMB George Town, Grand Cayman KY1-1201
Cayman Islands, British West Indies.
+1 (345) 946-3343
info@edgewater.ky |

59 ANGLE RIDGE DRIVE

Lower Valley, Cayman Islands

MLS# 416454

CI\$750,000





Debi Bergstrom
 dbergstrom@edgewater.ky

The Property comprises a single level duplex under construction, containing 3,390 sq ft of gross external area. Upon completion, the duplex will comprise two units; Unit 1 = 3 bedroom/2.5 bathroom Unit 2 = 2 bedroom/2 bathroom. Each unit has an open-plan Living/Dining/Kitchen area. An allowance for a driveway is included for site improvements. The approximate site area is 0.34 acres. The surrounding development generally comprises a residential sub-division, predominantly of single and multi-family homes. Angle Ridge Drive is a 'spray and chip' sealed road with overhead power and street lighting. Vehicular access is direct and good. Monthly insurance cost to be confirmed. The nearest major retail centre is Countryside Shopping Centre located within Savannah. Call now to arrange your showing, this property has tonnes of potential!

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	Current	416454	Semi-Detached/Duplex/Triplex

Key Details

Bed	Bath	Block & Parcel
5	4.5	38E,191
Den	Year Built	Sq.Ft.
No	2023	3390.00

Additional Features

Lot Size	Views	Foundation	Floor Level
0.00	Garden View	Slab	1