



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

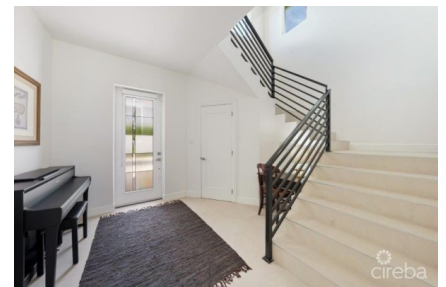
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## **UNIQUE PATRICK'S ISLAND CANAL FRONT HOME WITH GUEST HOUSE AND 3 CAR GARAGE - SOON TO BE GATED!**

Spotts, Cayman Islands

MLS# 416831

**CI\$1,999,000**





**Debi Bergstrom**  
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Welcome to the New Patrick’s Island... Soon to be gated! Permits in process. 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 Cook’s 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

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Reduced</b>	<b>416831</b>	<b>Single Family Home</b>

## Key Details

Bed	Bath	Block & Parcel
<b>4</b>	<b>4</b>	<b>24E,446</b>
Acresage		
<b>0.44</b>		
Den	Year Built	Sq.Ft.
<b>No</b>	<b>2019</b>	<b>4690.00</b>

## Additional Features

Lot Size  
**0.44**

Views  
**Canal Front**

Sea Frontage  
**76**

Foundation  
**Pier & Beam**

Furnished  
**Yes**

Garage  
**3**

Zoning  
**Low Density  
residential**