



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

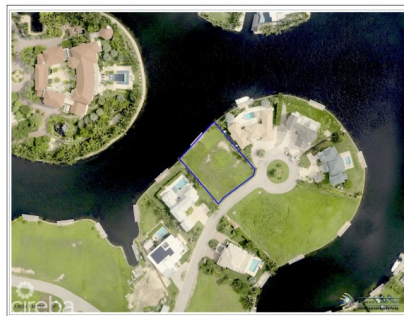
43 Vibert Bodden Drive, P.O. Box 30132 SMB George Town, Grand Cayman KY1-1201  
Cayman Islands, British West Indies.  
+1 (345) 946-3343  
info@edgewater.ky |

## GRAND HARBOUR CANAL FRONT LAND

Prospect / Newlands, Cayman Islands

MLS# 417105

**CI\$799,000**





**Debi Bergstrom**  
 dbergstrom@edgewater.ky

Welcome to the epitome of waterfront living in the prestigious Grand Harbour Grand Isle community! This exceptional .3757-acre parcel boasts a prime location directly along the picturesque canal, offering an idyllic setting for your dream home with a 40' Trex dock. Situated in the heart of this highly sought-after neighborhood, the property enjoys unparalleled convenience, being close to everything you could desire. Whether it's shopping, dining, or recreational activities, all amenities are just a stone's throw away. Experience the perfect blend of tranquility and accessibility in this vibrant and desirable community. Secure your slice of paradise and embark on a journey to build the home you've always envisioned in this truly exceptional location. Agent owned

### Essential Information

Type <b>Land (For Sale)</b>	Status <b>Current</b>	MLS <b>417105</b>	Listing Type <b>Low Density Residential</b>
--------------------------------	--------------------------	----------------------	--

### Key Details

Width <b>116.00</b>	Depth <b>144.00</b>	Bed <b>0</b>	Bath <b>0</b>	Block & Parcel <b>22E,393</b>
Acreage <b>0.38</b>				
Den <b>No</b>	Sq.Ft. <b>0.00</b>			

### Additional Features

Views <b>Canal Front</b>	Zoning <b>Low Density residential</b>	Sea Frontage <b>115</b>	Road Frontage <b>116</b>
Soil <b>Marl</b>			