



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

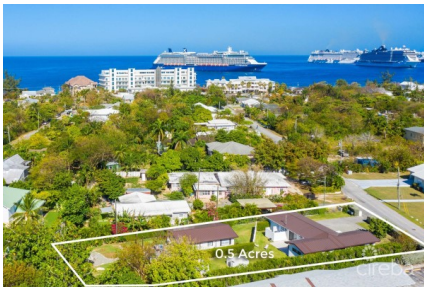
43 Vibert Bodden Drive, P.O. Box 30132 SMB George Town, Grand Cayman KY1-1201
Cayman Islands, British West Indies.
+1 (345) 946-3343
info@edgewater.ky |

MELMAC AVENUE 94, FAMILY HOME & COTTAGE

George Town South, Cayman Islands

MLS# 417314

CI\$1,425,000





Debi Bergstrom
 dbergstrom@edgewater.ky

A 3-bedroom family home set on a half-acre plot, featuring a separate 2-bedroom, 2-bathroom cottage. Situated at an impressive elevation of 11 feet, both homes have been updated throughout, including flooring, walls, furnishings, AC, windows, appliances, and more. Upon entering the main house you are greeted by a bright, spacious living area that leads directly to the garden. The kitchen is well-equipped with ample storage, a gas stove, and a farmhouse sink. The bedrooms are in their own wing, with the primary bedroom having a customized walk in closet and ensuite bathroom. Moving down the hall way there's two spacious bedrooms both featuring customized closets and a shared bathroom. A full laundry room with a gas dryer and on-demand water heating (for cost-effectiveness) is conveniently located off the garage. The large backyard is filled with mature fruit trees including breadfruit, ackee, banana and more. The yard has endless opportunities for growth. The cottage, also fully renovated, is charming and practical. Just over 900 square feet, it features a lovely open living area and spacious kitchen leading to a private yard section, fenced off from the main house, with its own driveway. Both bedrooms have ensuite closets, and the cottage is an excellent choice for generating income.

Essential Information

Type Residential (For Sale)	Status Current	MLS 417314	Listing Type Single Family Home
---------------------------------------	--------------------------	----------------------	---

Key Details

Bed 5	Bath 4	Block & Parcel 14E,358,359
Acreage 0.50		
Den No	Year Built 1970	Sq.Ft. 3050.00

Additional Features

Lot Size 0.50	Views Garden View	Foundation Slab	Furnished Yes
Garage 1	Zoning Low Density residential		