



EDGEWATER GROUP  
REAL ESTATE & DEVELOPMENT

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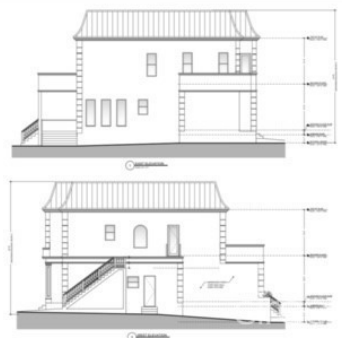
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## QUEENS HIGHWAY - OCEAN VIEWS & FRENCH-STYLE PLANS

N.E. Coast, Cayman Islands

MLS# 417760

**CI\$590,000**





**Debi Bergstrom**  
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Discover a hidden gem nestled along the Queens Highway on Grand Cayman, where tranquility and seclusion meet luxury living. This exclusive property offers the perfect escape from the hustle and bustle, providing a serene retreat for those seeking privacy and a connection to nature. With approved house plans for a charming French-style home already in place, along with paid planning fees, this parcel presents the best value for money for anyone looking to build their dream oasis. The minor land improvements, including a construction privacy fence and gates, add to the allure of this already enchanting location. Imagine waking up to breathtaking views of the ocean from the front of your future home, with land elevations ranging from 13 to 30 feet above sea level. The rear of the property overlooks lush gardens and the island's interior forests, offering a peaceful escape from the everyday hustle. This exceptional property comes with a host of features to enhance your living experience, including a concrete/tiled bench and firepit, a pond/fountain with a glass viewing panel, a vinyl garden shed on a concrete foundation, and a pergola for outdoor relaxation. The in-ground water lily basin adds a touch of tranquility, while the fruit and shade trees provide a natural backdrop for your new sanctuary. Additional amenities include a 40ft container with installed windows and doors, a dog kennel with a mini barn, and temporary panel electricity hookup with outlets throughout the property. The groundwork has been laid with a 6ft tall concrete house foundation INCLUDED FEATURES Construction privacy fence/gates installed (to the front) Approved house plans (French style home) and paid planning fees Approved fence plans and paid planning fees Street Address already assigned Concrete/tiles bench and Firepit Concrete/tiled pond/fountain with glass viewing panel 40ft container on concrete footings (has windows and door installed) Reinforced ready-made vinyl garden shed on concrete foundation 7x10 Pergola In-ground concrete water lily basin Fruit and shade trees Dog kennel with mini barn Temporary panel electricity hookup with outlets installed throughout property Water already throughout property (WAuth) 6 ft. tall concrete house foundation with plumbing and electrical + panel box installed 10 ft. ground floor walls with plumbing, electrical and water drains installed Ample building materials to help finish home (8" blocks, steel etc.)

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Current</b>	<b>417760</b>	<b>Single Family Home</b>

## Key Details

Bed <b>4</b>	Bath <b>3.5</b>	Block & Parcel <b>69A,130</b>
Acreage <b>1.04</b>		
Den <b>No</b>	Year Built <b>2024</b>	Sq.Ft. <b>3700.00</b>

## **Additional Features**

Lot Size <b>1.04</b>	Views <b>Water View</b>	Foundation <b>Slab</b>	Garage <b>2</b>
Zoning <b>Agriculture/Residential</b>			