



EDGEWATER GROUP  
REAL ESTATE & DEVELOPMENT

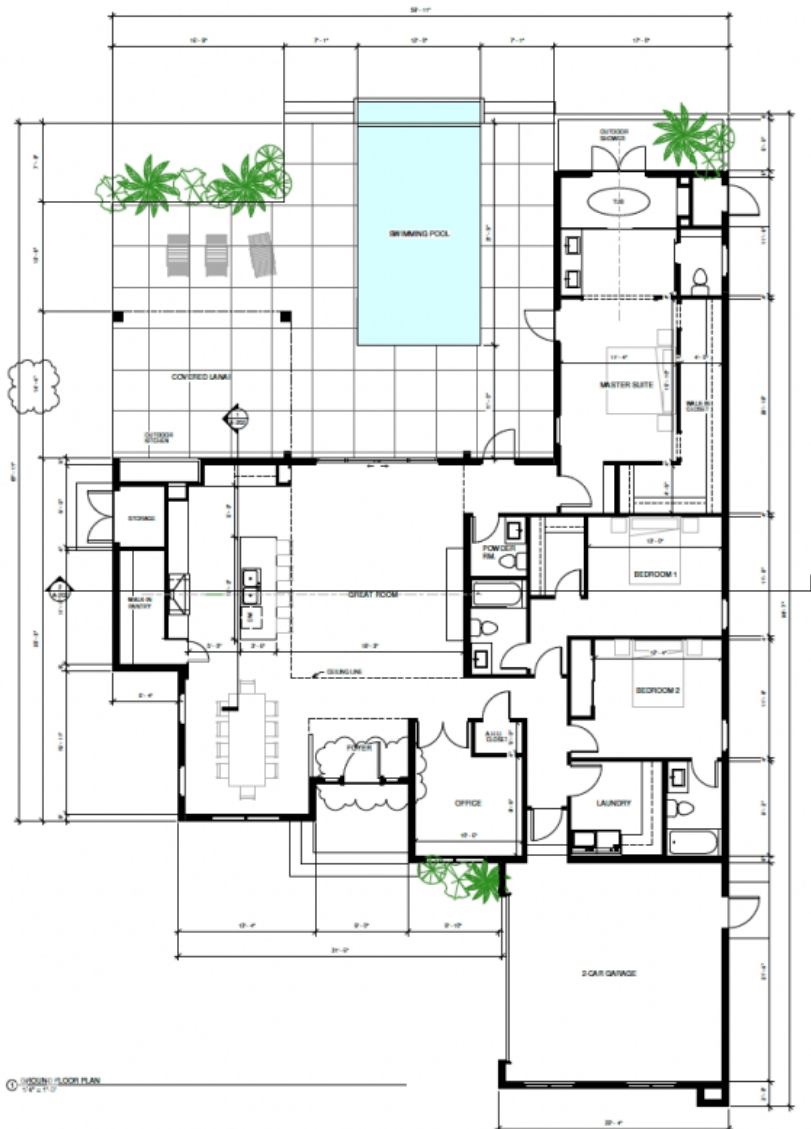
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## MUSTIQUE COVE CANAL LOT W/ APPROVED ARCHITECTURAL DRAWINGS

Prospect / Newlands, Cayman Islands

MLS# 417813

CI\$384,500





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Discover this unparalleled opportunity to create your dream sanctuary at Mustique Cove, a tranquil, gated waterfront community nestled in the serene waters of Red Bay on the North Sound. This prime location offers the perfect blend of seclusion and convenience, with all essential amenities just minutes away. **\*\*Exceptional Waterfront Property\*\*** This 0.2564-acre property boasts an impressive 80 feet of waterfront, situated on the most desirable part of the canal with Western exposure. Enjoy stunning sunsets daily from the comfort of your home while overlooking the serene canal waters. **\*\*Prime Location\*\*** Mustique Cove is ideally positioned for your perfect retreat. Just a short drive to Grand Harbour and Harbour Walk, you'll find everything you need, including: - Supermarket - Pharmacy - Diverse dining options - Cafés - Gym - Banks - Hair salons - And more For sailing enthusiasts, the Cayman Sailing Club is only a few minutes away. The Airport and George Town are a mere 15-minute drive, while Camana Bay and Seven Mile Beach are just 20 minutes away. The community is near top schools like Cayman Prep, St. Ignatius, and Island Primary. **\*\*Community Features\*\*** - Private boat launch - Option to install a private boat dock for direct and easy access to the North Sound. - Security gates - Paved roads - CUC and Water Authority lines installed for easy connection **\*\*Bonus\*\*** Available are approved architectural drawings for a stunning and modern 3,360 sq. ft. single-level house. Designed with luxury and practicality in mind, this home features: - 3+1 bedrooms - 3.5 bathrooms - Chef's kitchen with an oversized pantry - Primary bedroom oasis with a large dream walk-in closet and ensuite bathroom, including access to a private outdoor shower - Double-car garage - Beautiful pool overlooking the canal - Outdoor kitchen with covered lanai **\*\*Live Your Dream in Mustique Cove!\*\*** Secure this exceptional piece of real estate and experience the epitome of waterfront living.

## Essential Information

|                                |                          |                      |  |
|--------------------------------|--------------------------|----------------------|--|
| Type<br><b>Land (For Sale)</b> | Status<br><b>Current</b> | MLS<br><b>417813</b> | Listing Type<br><b>Low Density Residential</b> |
|--------------------------------|--------------------------|----------------------|--|

## Key Details

|                        |                        |                 |                  |                                  |
|------------------------|------------------------|-----------------|------------------|----------------------------------|
| Width<br><b>80.00</b>  | Depth<br><b>140.00</b> | Bed<br><b>0</b> | Bath<br><b>0</b> | Block & Parcel<br><b>22D,420</b> |
| Acreage<br><b>0.26</b> |                        |                 |                  |                                  |
| Den<br><b>No</b>       | Sq.Ft.<br><b>0.00</b>  |                 |                  |                                  |

## Additional Features

Views  
**Canal Front**

Zoning  
**Low Density  
residential**

Sea Frontage  
**80ft**

Road Frontage  
**80**