



**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 |

## BEAUTIFUL CANAL FRONT HOME - NORTH SOUNDS ESTATES

Savannah, Cayman Islands

MLS# 417824

**CI\$1,375,000**





**Debi Bergstrom**  
 dbergstrom@edgewater.ky

Welcome to your dream family home in the tranquil North Sound Estates. This beautifully renovated 3-bedroom, 3-bathroom residence sits on a generous 0.2877-acre lot, providing an ideal setting for a peaceful and secure lifestyle. Embrace the serenity of canal-front living with this property featuring a 35-foot concrete dock and rock seawall. Perfect for family adventures and waterfront activities, with popular destinations like Rum Point, Kaibo, Stingray City, and deep-sea fishing just minutes away. Step inside to an open-plan design that promotes family interaction and comfort. The master bedroom serves as a peaceful retreat with its large en-suite bathroom and custom walk-in closet. Additionally, two guest bedrooms provide cozy spaces for children or visitors, each with custom closets. Two extra rooms next to the garage function perfectly as maid's quarters and an office. Host memorable family gatherings in the two large, covered patio areas. The first patio extends from the master bedroom and living area, creating a seamless indoor-outdoor space for activities and relaxation. The second patio, adjacent to the pool, offers a splendid area for poolside fun and enjoying the beautiful surroundings. This home is equipped for off-grid living with a newly installed standby generator (installed and serviced by Corporate Electric) and a 10,000-gallon cistern for water supply. A new multi-zoned air-conditioning system ensures year-round cool comfort. The attic space, covering 400 sqft, offers endless possibilities, whether as a family room, man cave, or additional storage. This property is more than just a house; it's a nurturing environment for your family, located close to schools, towns, and beaches. It's a fantastic opportunity to own a luxurious retreat that is also the perfect family haven. Don't miss this chance to own this exceptional family home. Reach out for more info today.

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>New</b>	<b>417824</b>	<b>Single Family Home</b>

## Key Details

Bed	Bath	Block & Parcel
<b>3</b>	<b>3</b>	<b>27C,456</b>
Acreage		
<b>0.29</b>		
Den	Year Built	Sq.Ft.
<b>No</b>	<b>1998</b>	<b>4000.00</b>

## Additional Features

Lot Size  
**0.29**

Views  
**Canal Front, Canal  
View**

Sea Frontage  
**150**

Foundation  
**Slab**

Furnished  
**Yes**

Garage  
**Yes**

Zoning  
**Low Density  
residential**