



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

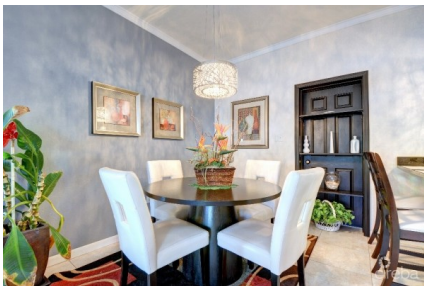
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MULTI-FAMILY RESIDENCE ON CRANBROOK DRIVE

George Town East, Cayman Islands

MLS# 418113

CI\$1,295,000





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44 CRANBROOK is a beautifully maintained residential property in the heart of George Town that offers incredible potential for investors and families alike. Configured as a multi-family development with 4 separate residences, this investment offers the prospective purchaser an excellent rental vehicle, or the opportunity to both occupy and achieve rental income. The ground floor features a 2-bedroom, 2-bathroom apartment with an open-plan living and dining area, providing easy access to garden and outdoor areas. Additionally, there is a cozy 1-bedroom studio with a private entrance, offering excellent privacy and independence. The upper level boasts another 2-bedroom, 2-bathroom apartment with an exterior entrance and a 500 sq. ft. sundeck/patio, perfect for relaxing and entertaining. A detached 2-bedroom, 2-bathroom mother-in-law suite (frame construction) stands alone, connected by a breezeway with no shared walls, providing both privacy and comfort. This property offers a projected NET ROI of 5% from rental income, and accommodates multiple tenants while maintaining privacy for all residents.

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	New	418113	Semi-Detached/Duplex/Triplex

Key Details

Bed	Bath	Block & Parcel
7	7	20D,153
Den	Year Built	Sq.Ft.
No	2005	4350.00

Additional Features

Lot Size	Views	Foundation	Floor Level
0.00	Garden View	Slab	1