



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## CANAL FRONT HOME NORTH SOUND ESTATES

Savannah, Cayman Islands

MLS# 418148

**US\$1,040,000**





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Discover this brand-new canal front home in North Sound Estates, featuring 3 bedrooms, 2.5 bathrooms, and a saltwater pool. Energy-efficient and move-in ready. Elegant Canal Front Living in North Sound Estates Nestled in the sought-after North Sound Estates, this brand-new canal front home is the epitome of modern luxury and efficiency. Boasting 3 spacious bedrooms and 2.5 elegantly designed bathrooms, this 2,000-square-foot property offers an unparalleled lifestyle in a serene and beautiful setting. Unmatched Construction and Exterior Finishes Constructed with ICF block concrete, this home is built to last, offering superior durability and energy efficiency. The exterior features a unique three-layer finish: two coats of Marmoran sealant topped with a final layer of Corev, providing exceptional resistance to dirt, mildew, and UV rays. This means your home will maintain its sleek, modern appearance while offering superior insulation and low maintenance for years to come. Sophisticated Interiors with Thoughtful Details As you step inside, the 10-foot ceilings and open-plan layout create a sense of space and light. The kitchen is a chef's dream, featuring elegant porcelain countertops and exquisite tiling from ITC. Whether you're hosting a dinner party or enjoying a quiet meal with family, the seamless flow between the kitchen, dining, and living areas makes this home perfect for entertaining and everyday living. The master suite offers a luxurious retreat with a walk-in closet and a spa-like bathroom equipped with a bidet, ensuring ultimate comfort and privacy. Energy Efficiency at Its Best This home is designed with sustainability in mind. Spray foam insulation throughout, combined with impact-rated windows and doors, ensures that your home stays cool and energy-efficient. The gas-powered appliances, including a dryer, stove, and on-demand hot water system, further reduce energy costs, with current CUC bills averaging just \$350 per month. Additionally, the attic space provides convenient storage, with partial flooring and easy access via a pull down staircase. Outdoor Living Redefined Step outside to your private oasis. The professionally landscaped yard, complete with an irrigation system, is designed for minimal upkeep. The saltwater pool, equipped with a brand-new heater, offers year-round enjoyment, all while overlooking the tranquil canal. The land elevation of 8 feet above sea level provides peace of mind during inclement weather, and the additional tool shed offers ample storage for outdoor equipment. A Move-In Ready, Luxurious Home This property comes partially furnished, with stylish and modern pieces that complement the overall aesthetic, making it truly move-in ready. From its energy-efficient design to its luxurious finishes, this home offers a perfect blend of comfort, style, and practicality. If you're looking for a property that combines luxury, efficiency, and modern design in the heart of North Sound Estates, look no further. How do you want to live your life?

## Essential Information

Type <b>Residential (For Sale)</b>	Status <b>New</b>	MLS <b>418148</b>	Listing Type <b>Single Family Home</b>
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## Key Details

Bed <b>3</b>	Bath <b>2.5</b>	Block & Parcel <b>27C,257</b>
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Acreage  
**0.23**

Den <b>No</b>	Year Built <b>2023</b>	Sq.Ft. <b>2000.00</b>
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## Additional Features

Lot Size <b>0.23</b>	Views <b>Canal Front</b>	Sea Frontage <b>100</b>	Foundation <b>Slab</b>
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Furnished <b>Partially</b>	Zoning <b>Medium Density Residential</b>
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