



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

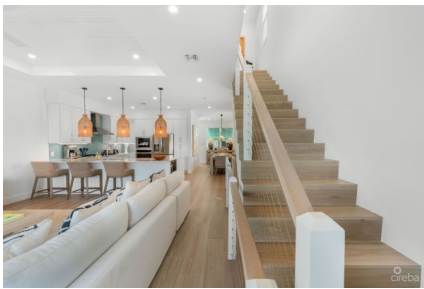
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35 PERIWINKLE - 4 BED WITH DOCK

Prospect / Newlands, Cayman Islands

MLS# 416711

CI\$1,750,000





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Exquisite Waterfront Retreat in Grand Harbour Embark on a captivating journey of waterfront living at this stunning four-bedroom family home, ideally situated in one of Cayman's widest canals within the prestigious Grand Harbour community. With the recent addition of 14 extra solar panels this home is an eco-friendly dream. Meticulously crafted to the highest standards, this end-unit residence exudes impeccable attention to detail, with only six months of occupancy. Upon entering, you are greeted by an atmosphere of refined elegance, where every element has been carefully curated to provide an unparalleled sense of luxury and comfort. The home features Restoration Hardware furniture valued at \$150k USD, seamlessly blending timeless style with contemporary flair. Each of the four bedrooms is appointed with built-in closets, ensuring ample storage and organization. Additional upgrades include: -Wi-Fi access points in the ceilings on all three floors -Upgraded light fixtures in the kitchen and dining room -Wooden slat Venetian blinds in most rooms -Belgian linen curtains in most rooms and Restoration Hardware curtain poles -Smart lock and Nest doorbell camera -Upgraded bathroom accessory hardware -Built-in linen closet -CORE agreement in place with additional solar panels recently added Beyond the captivating interiors, this exceptional home offers direct access to a private dock, providing endless opportunities for aquatic recreation. Whether you seek to embark on exhilarating excursions or simply bask in the tranquility of the waterfront setting, this haven caters to every desire. Within the Periwinkle community, residents enjoy access to a wealth of amenities, including: -60-foot waterfront swimming pool -Jacuzzi -Air-conditioned clubhouse with TV and internet -Shared BBQ area - Kids' play area -Secured gated entrance -Refuse collection three times per week from the door Ideally situated immediately behind the newly opened Harbour Walk, Periwinkle residents are granted direct access to a vibrant array of restaurants, bars, and shopping destinations. With its prime location and exquisite design, this waterfront retreat offers a truly unrivaled lifestyle. Offered furnished or unfurnished, this exceptional home presents a rare opportunity to acquire a piece of paradise in the heart of Grand Harbour. *Monthly maintenance and insurance costs are subject to fluctuation and changes.*

Essential Information

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|-------------------------------|----------------|---------------|--------------------|
| Type | Status | MLS | Listing Type |
| Residential (For Sale) | Pen/Con | 416711 | Condominium |

Key Details

| | | |
|------------------|---------------------------|-------------------------------------|
| Bed 4 | Bath 3.5 | Block & Parcel 22E,465H33 |
| Den No | Year Built 2022 | Sq.Ft. 3100.00 |

Additional Features

| | | | |
|-------------------------|----------------------------|---------------------------|---------------------------|
| Lot Size 0.00 | Views Canal View | Sea Frontage 22 | Foundation Slab |
| Floor Level 1 | Furnished Yes | Garage 2 | |