



**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 |

## BASE 1

Cayman Brac Centre, Cayman Islands

MLS# 418323

**CI\$785,000**





**Debi Bergstrom**  
 dbergstrom@edgewater.ky

Stunning home hugging the majestic Bluff on Cayman Brac's South side. Amazing ocean views and star gazing. Oceanview Three Story Duplex! Furnished and move-in or rent-ready. The lower unit is a very large and spacious 1 bed and 1 bath with a private washer/dryer hookup, tankless water heater, two a/c split systems, and a massive covered front porch and sitting area. It's currently rented by an excellent Tenant for CI\$1,000 until January 1st, 2024. The upper unit is a vacant two-story townhome with 3 beds and 2 baths and two central air conditioning systems (also included are back-up a/c windows units in each bedroom). The huge master bedroom comes with an office nook and direct ocean views. The master bathroom has French-doors leading to separate sinks, a stand-up shower and a large two-person bathtub. The downstairs bedrooms share a large bathroom with a shower tub and vanity table. The kitchen has a double sink, tons of cabinet space, a wet-bar, along with a brand-new dishwasher and microwave. The living room has three sliding glass doors leading to a massive wrap-around balcony, gorgeous ocean views and a breeze from every direction. Plenty of room for outdoor dining, chairs and hammocks. The above ground concrete water cistern holds 3,000 gallons and has a salt-water protective shed containing a new 40-gallon pressure tank and two water pumps (one main and the other as back-up). The spacious storage room has workshop tables and shelves, two electric meters, two separate breaker panels, and additional washer / dryer hookups. There you will find pre-cut plywood and corrugated metal hurricane shutters. The standing-seam metal roof, water cistern, septic system and all other utilities are all in excellent working condition. There's plenty of parking and storage for vehicles, boats, jetskis, kayaks and paddle boards.

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Current</b>	<b>418323</b>	<b>Single Family Home</b>

## Key Details

Bed	Bath	Block & Parcel
<b>4</b>	<b>3</b>	<b>105A,58</b>
Acreage		
<b>0.55</b>		
Den	Year Built	Sq.Ft.
<b>No</b>	<b>2001</b>	<b>3000.00</b>

## Additional Features

Lot Size  
**0.55**

Views  
**Water View**

Foundation  
**Slab**

Furnished  
**Yes**

Zoning  
**Low Density  
residential**