



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

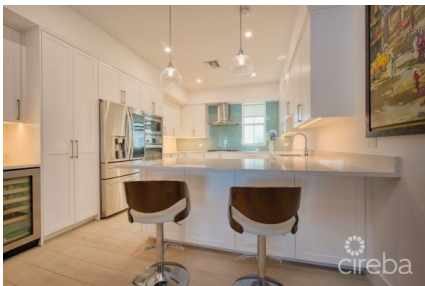
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PERIWINKLE WATER FRONT WITH DOCK

Prospect / Newlands, Cayman Islands

MLS# 418482

CI\$1,849,000





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This highly sought after Waterfront Townhouse in an upscale gated community offers an unparalleled living experience, with unobstructed views of a serene, lake-like canal, and a range of high-end features designed for comfort, convenience, and luxury. Spanning 3,600 square feet across three well-appointed levels, this Phase 1 townhouse combines the privacy of a secluded retreat with the connectivity of a vibrant community—ideal for families, boaters, or anyone seeking a peaceful yet active lifestyle.

Exterior & Outdoor Features: Outdoor ground level Seating Area: perfect for morning coffee or evening sunsets and provide easy access to the grassy area and dock 2 Balconies: Designed with no direct sun exposure, these spaces enjoy cool breezes and spectacular views. 30-foot Floating Dock: Equipped with water, electricity, and direct access to the North Sound a dream for boating enthusiasts and water lovers. Lockable Outdoor Storage Closet: With racks for storing boating equipment and other outdoor gear. Enclosed Garage: Featuring epoxy floors, storage racks, a storage room, and a workbench, perfect for keeping everything organized.

Interior Features: Foyer: A spacious entryway with ample room for additional storage. First-Floor Bedroom/Office: A versatile space with a walk-in closet and a full bathroom ensuite, ideal for use as a guest bedroom or home office. Main Living Floor: An open-concept design, perfect for entertaining friends or relaxing with family: Bright Living Room: Expansive windows allow for abundant natural light and views of the surrounding environment. Dining Area: Seats 8+ guests, ideal for dinner parties and gatherings. Well-Equipped Kitchen: Includes Bosch appliances, an island with seating, ample cabinetry, a wine cooler, and a gas stove—perfect for both casual and gourmet cooking. Laundry Room: With plenty of storage, cabinets, a washer and gas dryer for convenience. Half-Bath: A powder room for guests. Large Balcony: Space for a barbecue, a dining table, and a high-top table perfect for entertaining or enjoying the outdoors.

Third Floor & Bedrooms: Master Bedroom: Features a walk-in closet, a second closet, a private ensuite bathroom, and a private balcony a perfect retreat. Two Additional Bedrooms: Both located on the third floor and sharing a double vanity bathroom: One bedroom has a walk-in closet, and the other has a large closet for ample storage. All bedrooms are equipped with blackout blinds for added privacy and comfort. Attic: With high ceilings and partially developed as a children's hang-out zone and additional storage space.

Community & Amenities: Family-Friendly: Periwinkle is a welcoming community, ideal for both pets and children. On-Site Amenities: Enjoy access to a 60-foot pool, Jacuzzi, BBQ area, clubhouse, and a kids' play area—all adding to the community's charm and appeal. Views: Peaceful surroundings with tranquil water front vistas that provide a calming environment for residents. Prime Location: Situated in Grand Harbour, within walking distance to Hurley's grocery store, a pharmacy, restaurants, and other essential services. Sustainability & Efficiency: LEED Certified: This townhouse is designed with energy-efficient features, ensuring low maintenance and operational costs. Solar power for environmentally friendly energy use. Icynene insulation for better temperature control. Multi-zoned A/C system to ensure optimal cooling throughout the home. High-efficiency water heater, water filter, and pump. Hurricane-rated windows and doors provide added protection and peace of mind during storms. A Perfect Blend of Luxury and Practicality: This waterfront townhouse combines modern luxury, eco-friendly features, and a family-oriented environment, making it the ideal home for those seeking a sophisticated yet comfortable lifestyle in a peaceful, community. Whether you're relaxing on your private balcony or entertaining guests, this Townhouse offers the best of both worlds.

Essential Information

Type Residential (For Sale)	Status Reduced	MLS 418482	Listing Type Condominium
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Key Details

Bed 4	Bath 3.5	Block & Parcel 22E,464H4
Den No	Year Built 2019	Sq.Ft. 3600.00

Additional Features

Lot Size 0.00	Views Water Front	Sea Frontage 900	Foundation Slab
Floor Level 1	Furnished Partially	Garage 2	