



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## ONE OF A KIND, TIVERTON ESTATE

Bodden Town, Cayman Islands

MLS# 418572

**CI\$1,600,000**





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This exclusive Property is impressive from every angle. It features a spacious house measuring 4,522 square feet and a large, modern kitchen boasting marble countertops. The expansive family room can be customized to suit your preferences. On the first floor, guests can access a suite from a welcoming and spacious main entrance that leads to the stairs, the guest room, and the family room. This level features five doors: three hurricane-impact glass doors at the back, one glass hurricane-impact door at the front, and one door in the kitchen that leads to the garage. The laundry room is conveniently located just off the kitchen, although it is separate. It features a back door that leads to the pool area. On the second floor, you will find two guest suites separated by a family office area, perfect for gatherings. There are three hurricane-impact glass doors on this floor—one in each guest room leading out to the porch and another in the family area. The property features two large gazebos for recreation and a pool, all surrounded by beautiful landscaping. Block 43A 376 and 377 form the front part of the property, which includes several fruit trees such as mangoes, ackee, coconuts, guavas, and more. This home is situated on 1.196 acres of land, identified by Block and Parcel #43A-38. The Property includes a three-phase commercial electricity power plant with a business permit to generate power for 7 to 10 refrigerated containers in Block 43A Parcel 40. Additionally, there is a cistern with 29,000 gallons of water capacity, six wells, and two quickly rehabilitated greenhouses. In summary, this Property offers numerous conveniences, making it suitable for a retreat, subdivision, or business—whatever you envision.

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Pen/Con</b>	<b>418572</b>	<b>Single Family Home</b>

## Key Details

Bed	Bath	Block & Parcel
<b>3</b>	<b>4.5</b>	<b>43A,38,40,376,377</b>
Acreage		
<b>3.72</b>		
Den	Year Built	Sq.Ft.
<b>No</b>	<b>2002</b>	<b>4522.00</b>

## Additional Features

Lot Size  
**3.72**

Views  
**Garden View**

Foundation  
**Slab**

Furnished  
**Partially**

Garage  
**2**

Zoning  
**Low Density  
residential**