



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

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GLADE DRIVE 44, WEST BAY HOME & APARTMENT

West Bay North East, Cayman Islands

MLS# 418573

CI\$1,225,000





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Exceptional Coral Stone Home with Income Potential in West Bay
 Located in a peaceful community near The Shores in West Bay, this beautifully crafted home combines luxury and convenience. Just a two-minute drive from Esterley Tibbetts Highway via Batabano Road, you're close to popular restaurants, beaches, and Seven Mile Beach. The ground floor is designed for both comfort and functionality, featuring an oversized kitchen and entertainment space, perfect for hosting or family gatherings. The open-plan living and dining areas are accompanied by a spacious laundry room, two well-sized bedrooms, and two and a half bathrooms. Enjoy your very own generously sized master suite, complete with an en-suite bath and a walk-in closet fitted with custom floor-to-ceiling cabinetry. Upstairs, a fully licensed AirBnB suite offers excellent income potential, that can average upwards of CI\$30k annually. This one-bedroom, one-bath apartment has a private entrance, a cozy living area, modern kitchen, laundry facilities, and a private balcony with garden views. It can also connect seamlessly to the main home, offering flexibility in its use. The property is designed for comfort and practicality with multi-zone central AC, a backup generator, gas appliances, and generous outdoor living spaces. The lush, mature garden features fruit and palm trees, while the paved yard includes a built-in outdoor kitchen, a wraparound driveway, and ample parking. Whether you're searching for a forever home or a smart investment, this property is a must-see. Reach out for more information and to schedule a viewing.

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	Current	418573	Single Family Home

Key Details

Bed	Bath	Block & Parcel
3	3.5	9A,315

Acreage
0.32

Den	Year Built	Sq.Ft.
No	2019	3020.00

Additional Features

Lot Size	Views	Foundation	Furnished
0.32	Garden View	Slab	Yes

Zoning
**Low Density
residential**