



**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 |

## PERIWINKLE CANAL-FRONT 4 BED WITH DOCK

Prospect / Newlands, Cayman Islands

MLS# 419030

**CI\$1,825,000**





**Debi Bergstrom**  
dbergstrom@edgewater.ky

Welcome to luxury waterfront living in the prestigious gated community of Periwinkle, located in Grand Harbour. This exquisite 4-bedroom, 3.5-bathroom townhome, designed by the renowned Arch & Godfrey, boasts 3,600 square feet of modern elegance spread across three levels. Enjoy breathtaking canal-front views looking out toward the North Sound from every floor, making this an unparalleled retreat for those seeking serenity and sophistication. As part of a LEED-certified development, this home is built with sustainability in mind, featuring solar panels (CUC CORE program), energy-efficient appliances, spray foam insulation, and ICF construction. The community is both family- and pet-friendly, offering a safe and welcoming environment for all. Step inside to discover a bright and airy space, enhanced by soaring ceilings and expansive sliding glass doors that flood the home with natural light. The state-of-the-art kitchen is a chef's dream, outfitted with high-end Bosch appliances, sleek quartz countertops, a gas range, and a stylish wine bar—perfect for entertaining. The spacious utility room offers ample storage, while the oversized attic provides additional space for all your needs. The luxurious primary suite features a large walk-in closet and a private outdoor patio with stunning water views. The spa-like ensuite bathroom boasts double vanities and a modern, sleek design. Each additional bedroom is thoughtfully designed with spacious closets and abundant natural light, ensuring comfort and style throughout the home. The exterior of the property is equally impressive, with lush landscaping enhancing the beauty of the development. Boating enthusiasts will appreciate the private 30-foot dock, while outdoor adventurers will love the oversized storage lock-up, perfect for paddleboards, boating gear, and watersports equipment. Residents enjoy access to an array of premium community amenities, including a resort-style pool, jacuzzi, clubhouse, and scenic sidewalk walking paths leading to the vibrant shops and amenities of Grand Harbour and Harbour Walk. The home also features a spacious two-car garage with built-in storage solutions, as well as additional guest parking spaces for convenience. Located in the heart of Grand Harbour, this exceptional townhome offers unparalleled access to everything you need. Enjoy boating, shopping, dining, and entertainment just moments from your doorstep, along with nearby yoga studios, gyms, medical offices, and more. The home is also conveniently situated just a short drive from the island's top schools, the airport, and the bustling George Town commercial district. Don't miss your opportunity to own this stunning waterfront retreat in one of the Cayman Islands' most sought-after communities. Schedule your private tour today!

## Essential Information

Type <b>Residential (For Sale)</b>	Status <b>New</b>	MLS <b>419030</b>	Listing Type <b>Condominium</b>
---------------------------------------	----------------------	----------------------	------------------------------------

## Key Details

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

## Additional Features

Lot Size <b>0.00</b>	Views <b>Canal Front, Canal View</b>	Sea Frontage <b>200ft</b>	Foundation <b>Slab</b>
Furnished <b>Yes</b>	Garage <b>2</b>		