



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

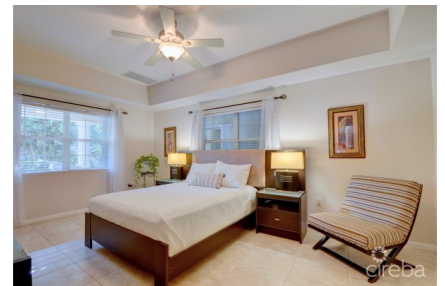
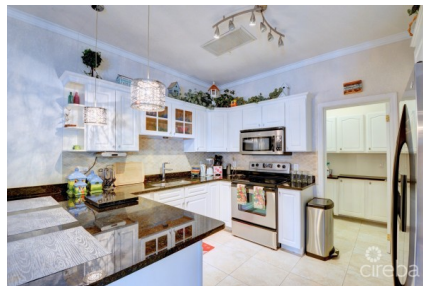
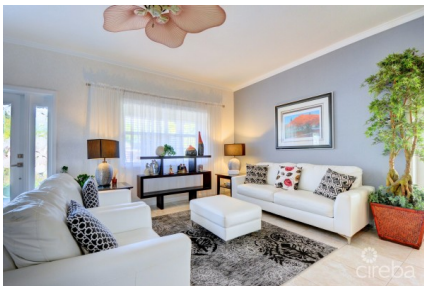
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MULTIFAMILY RESIDENCE ON CRANBROOK DR.

George Town East, Cayman Islands

MLS# 419054

CI\$1,195,000





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44 CRANBROOK is a beautifully maintained residential property in the heart of George Town that offers incredible potential for investors and families alike. Configured as a multi-family development with 4 separate residences, this investment offers the prospective purchaser an excellent rental vehicle, or the opportunity to both occupy and achieve rental income. The ground floor features a 2-bedroom, 2-bathroom apartment with an open-plan living and dining area, providing easy access to garden and outdoor areas. Additionally, there is a cozy 1-bedroom studio with a private entrance, offering excellent privacy and independence. The upper level boasts another 2-bedroom, 2-bathroom apartment with an exterior entrance and a 500 sq. ft. sundeck/patio, perfect for relaxing and entertaining. A detached ground-floor 2-bedroom, 2-bathroom mother-in-law suite (frame construction) stands alone, connected by a breezeway, providing both privacy and comfort. This property offers a projected NET ROI of 5% from rental income, and accommodates multiple tenants while maintaining privacy for all residents.

Essential Information

Type Multi-Unit (For Sale)	Status New	MLS 419054	Listing Type Fourplex
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Key Details

Bed 7	Bath 7	Block & Parcel 20D,153
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Acreage
0.25

Den No	Year Built 2005	Sq.Ft. 4350.00
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Additional Features

Lot Size 0.25	Views Garden View	Foundation Slab	Furnished Yes
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Zoning
Medium Density Residential