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**AUBURN BAY 3, CANAL FRONT HOME**

Auburn Bay, South Sound, Old Prospect Point &amp; Spotts, Cayman Islands

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**PROPERTY DETAILS**

Price: CI\$1,799,950	MLS#: 419483	Type: Residential
Listing Type: Single Family Home	Status: Current	Bedrooms: 5
Bathrooms: 4.5	Built: 2025	Acreage: 0.23
Sq. Ft.: 3,879		

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**PROPERTY DESCRIPTION**

Auburn Bay 3 offers a calm, connected lifestyle on the canal. Set within one of Grand Cayman's newest waterfront communities, this spacious 5-bedroom, 4.5-bathroom home is designed for effortless island living. Thoughtfully designed with both functionality and flow in mind, the home opens into a light-filled living space with high ceilings and neutral finishes. The open-plan kitchen, complete with high-end appliances and a generous 10 ft island, anchors the main living area, making it the natural gathering place for friends and family. Sliding glass doors lead seamlessly to a spacious outdoor patio, pool deck, and private dock—offering effortless indoor-outdoor living. The outdoor kitchen and cabana make hosting simple, whether it's coffee at sunrise or a relaxed BBQ at sunset. With five spacious bedrooms, including a serene primary suite overlooking the water, there's room for everyone and everything. The primary suite overlooks the North Sound, with a private balcony perfectly positioned to take in the calm water views. All five bedrooms are spacious, offering comfort for family and guests. Built to a high specification, the home features energy-efficient ICF construction, Sentricon termite system, hurricane-rated Low-E windows and doors, a geothermal air conditioning system powered by deep wells, and solar-ready infrastructure. These features not only offer year-round comfort but also help reduce ongoing electricity costs. Still in the early stages of development, it offers a mix of waterfront lots, pre-designed condos, and duplexes—all designed with modern amenities in mind.

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**PROPERTY FEATURES**

Views	Canal Front
Block	22D
Parcel	182REM4H8
Foundation	Slab
Zoning	Low Density residential
Sea Frontage	70

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**PRESENTED BY**

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IMAGES



