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## **PATRICKS ISLAND 0.46 ACRES, WATERFRONT NORTH SOUND LOT**

South Sound, Old Prospect Point & Spotts, Cayman Islands

### PROPERTY DETAILS

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Price: US\$995,000	MLS#: 419624	Type: Land
Listing Type: Low Density Residential	Status: Current	Width: 128
Depth: 155	Acres: 0.46	

### PROPERTY DESCRIPTION

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A rare opportunity to own 0.46 acres of prime waterfront land in the prestigious, now-gated Patrick's Island community. Boasting 128 feet of direct North Sound frontage, this property offers sweeping water views, cooling breezes, and the perfect orientation to maximize natural light and energy efficiency. The site is sea walled with its own private boat launch ramp, comes fully cleared and ready to build, and includes dock plans and planning permission — eliminating huge delays and making your dream boating lifestyle a reality. The recent addition of the third lane to and from Hurley's has vastly improved access and eased traffic, while the neighborhood retains its quiet, exclusive atmosphere. This is an exceptional opportunity to secure a turnkey waterfront parcel in one of Grand Cayman's most sought-after enclaves.

### PROPERTY FEATURES

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Views	Water Front
Block	24C
Parcel	21
Zoning	Low Density residential
Sea Frontage	115
Road Frontage	143
Soil	Marl

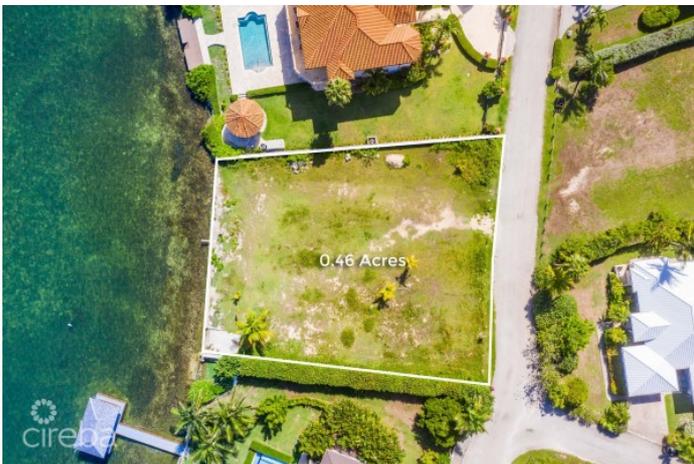
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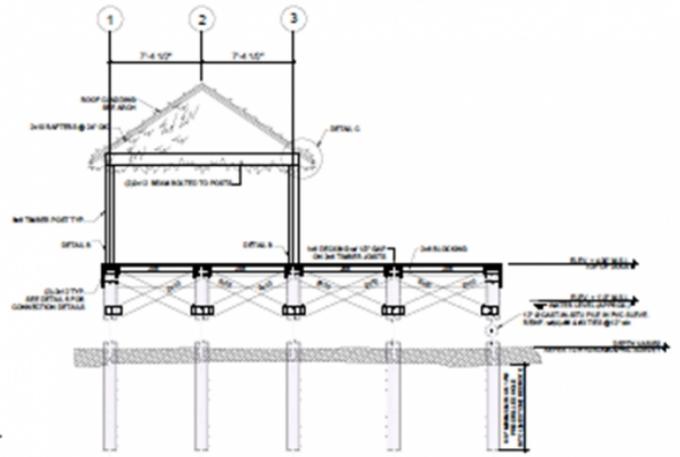
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IMAGES





1 ENLARGED DOCK SECTION  
SCALE: 1/4" = 1'-0"