
PATRICK'S ISLAND CANAL FRONT HOME

Mallard Drive, South Sound, Old Prospect Point & Spotts, Cayman Islands

PROPERTY DETAILS

Price: CI\$2,125,000	MLS#: 415267	Type: Residential
Listing Type: Single Family Home	Status: New	Bedrooms: 4
Bathrooms: 4	Built: 2009	Acreage: 0.33
Sq. Ft.: 4,100		

PROPERTY DESCRIPTION

Spectacular 4 bed/ 4 bath Patrick's Island waterfront residence. With a sprawling block paved driveway approach, this elegant home offers a free-flowing living space that includes; study/den, formal dining area, grand reception area/living room, family entertainment area and open-plan kitchen/breakfast snug with custom kitchen cabinetry, granite counters and custom handmade Italian tiled backsplash, perfect for the modern family lifestyle. Impressive master suite complete with his and hers walk-in closets and luxurious Jacuzzi tub occupies one wing of the ground floor, with a further two bedrooms and bathroom on the opposing wing. The 2nd floor offers a fourth bedroom/guest suite complete with kitchenette. The beautiful sunlit rooms draw your attention outside to the remarkable rear garden space that offers an expansive verandah with outdoor restroom, gorgeous swimming pool with travertine tiled deck, 40' dock and gazebo, complimented by nicely manicured grounds and a host of fruit trees. The home is high and dry, with the ground floor slab sitting at approx. 8.5 ft above mean sea level. The floor plan has been expertly designed to allow for future expansion with the inclusion of a 900 sq ft attic space with 10' ceilings which would allow for a straightforward conversion. Other features include; impact glazing throughout (installed in March 2022), engineered hardwood and Karndean flooring, 10'4" ceilings throughout, gas systems that include; appliances, water heater and cook top, energy efficient multi-zone AC system, and cistern servicing an irrigation system. Situated in Patrick's Island, one of Cayman's most prestigious communities, this marvellous secluded home is set on Palm Island near the end of a private cul de sac. This premium waterfront location affords the ultimate boaters lifestyle with easy access to the North Sound. The property is conveniently located close to Grand Harbour Shopping Centre, Harbour Walk, Spotts Beach, bars/restaurants, gyms/sports...

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PROPERTY FEATURES

Views	Canal Front
Block	24D
Parcel	27
Foundation	Slab
Zoning	Low Density residential
Garage	2
Sea Frontage	100

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IMAGES

