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**HARBOUR HEIGHTS - SPECTACULAR SMB BEACHFRONT**

West Bay / North West Point, Cayman Islands

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**PROPERTY DETAILS**

Price: US\$2,650,000	MLS#: 415284	Type: Residential
Listing Type: Condominium	Status: Pen/Con	Bedrooms: 2
Bathrooms: 2	Built: 1971	
Sq. Ft.: 1,350		

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**PROPERTY DESCRIPTION**

Relaxing Beachfront Condo on Awesome Seven Mile Beach! Highly Sought after Harbour Heights is located on one of the best parts of SMB. Softly sloping sandy beach entry with No Rocks! Being located just 3 units from the Sea affords you spectacular views from the Living Room, Balcony, and Master Bedroom. This Fully Furnished 2 Bedroom and 2 Bathrooms. Second story Townhouse has a Fully Equipped Kitchen, 2 Full Beds in Guest Bedroom, and a Queen Bed in Master. Regular Updates by present Owners make this Turn Key Condo clean, comfortable, and a wise investment. Ready for your occupancy. Updates include: Washer and dryer in the unit (2016), Pull Down Stairs for Attic Storage Area, New Hurricane Rated Sliding Glass Doors, Living Room Window Treatments (2019), Balcony Tiles (2018), New Downstairs A/C (2022), Wood Stairs and updated Hand Rail (2016), New Refrigerator (2019), Vanity Master Bath (2018), New Mattress Master Bedroom (2020) Low Density...Just 46 Condos share the Expansive Garden Court Yard, Refreshing Heated Pool, Screened Clubhouse, and Beach Cabanas More Great News... Harbour Heights is one of the few PET FRIENDLY Properties on SMB. Enjoy all the SMB Life has to offer. Spectacular Sunsets, Beach Walks, Scuba Diving, Paddle Boarding, Swimming, Snorkeling, Shopping, Entertainment, Fine Dining, and much more is all close at hand. Professionally Managed by NCB Group. Association boasts Strong Financials and Healthy Reserves. Approximately 947 years (not a typo) remaining on the Harbour Heights Association Leasehold. Monthly Fees of \$1996.65 include 2021-22 Reserve Assessment \$500 Quarter 2021-22 Special Reserve Assessment \$1000 Quarter Located next door to the Newest Luxury Watermark condos. Harbour Heights #23 is a perfect choice for Private Residence, Second Home, Vacation Rental, and Future Investment Potential. Don't miss the Opportunity to Present Your Offer!

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**PROPERTY FEATURES**

Views	Beach Front, Beach View
Block	11B
Parcel	9/23
Foundation	Slab
Floor Level	2
Sea Frontage	400

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