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## CANAL FRONT HOME IN SPOTTS

ROXBOROUGH, South Sound, Old Prospect Point & Spotts, Cayman Islands

### PROPERTY DETAILS

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Price: CI\$1,375,000	MLS#: 416619	Type: Residential
Listing Type: Single Family Home	Status: Reduced	Bedrooms: 3
Bathrooms: 4	Built: 2010	Acreage: 0.25
Sq. Ft.: 4,080		

### PROPERTY DESCRIPTION

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Welcome to your new waterfront oasis! This charming 4080 sqf home, includes covered porches, an open second-floor balcony, and offers breathtaking water views and immediate access to the peaceful North Sound. Nestled on a private street in a gated-like community, this ranch-style gem exudes rustic charm with cedar timber and spruce slats and is a great venue for outdoor entertaining. Inside, enjoy top-notch appliances in the kitchen for effortless cooking and entertaining. With a durable standing seam roof and a 2022 multi-zone AC system, your comfort is assured year-round. Plus, hurricane-proof doors and windows provide security during storms. For added peace of mind, a 20 KwH generator ensures 30 days of backup power. Maintain your lush greenery effortlessly with the lawn irrigation system. The unbeatable location offers a quick boat ride to Rum Point, Kaibo, Stingray City, and Morgans Harbor for endless fun. Separately, there is an option to purchase a 2012 Boston Whaler 280 Outrage centre console boat in excellent condition with twin 225 Vorado engines. With this boat, you can explore the surrounding waters and enjoy all the adventures the canal front lifestyle has to offer. Don't miss this chance to own a waterfront sanctuary that perfectly blends modern amenities with natural beauty. Experience island living at its finest!

### PROPERTY FEATURES

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Views	Canal Front, Water Front
Block	24E
Parcel	623
Foundation	Slab
Zoning	Low Density residential

### PRESENTED BY

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