

BOGGY SAND ROAD RESIDENTIAL PROPERTY ON .40 ACRE (ACROSS FROM BEACH)

Boggy Sand Road, West Bay / North West Point, Cayman Islands

PROPERTY DETAILS

Price: CI\$1,950,000	MLS#: 417120	Type: Residential
Listing Type: Single Family Home	Status: Current	Bedrooms: 4
Bathrooms: 3	Built: 1990	Acreage: 0.40
Sq. Ft.: 2,500		

PROPERTY DESCRIPTION

This listing presents an exceptional opportunity to own and develop this incredible piece of land within the iconic area Boggy Sand Road area in West Bay. The 0.40 acre parcel offers versatility for expansion, redevelopment, or investment, with beach views and prime location potential. Property Highlights: • Lot Size: 0.4 acres (Approx. 66.5 ft frontage, widening to 72.5 ft, length 230/250 ft) • Main House: 3 bedrooms, 2 bathrooms, lounge, kitchen, utility room • Additional Units: • 1-Bedroom Rental Unit with kitchen and bathroom • Concrete Outbuilding • garden storage shed • Outdoor Features: Shaded decking for summer breezes & BBQs, lush gardens with fruit trees and lawn Development Potential: • Zoned for low-density residential development - allowing you to expand as per planning. • The SANDS Development nearby enhances the area's investment appeal Additional Opportunity: Consider expanding your investment with nearby beachfront land (MLS 415542, 5B 158) also for sale. This is a rare chance to be part of Boggy Sand Road's exciting transformation. Whether for personal residence, rental income, or development, this property holds tremendous potential. Don't miss out—schedule a viewing today!

PROPERTY FEATURES

Views	Beach View, Water View
Block	5C
Parcel	169
Foundation	Slab
Zoning	Low Density residential
Sea Frontage	none

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