the SAND BLUFF ESTATE

"He hath founded it upon the Seas" is the golden heraldry of the Cayman Islands' Coat of Arms and is a fantastic depiction for **the Sand Bluff Estate**. Truly a Legacy property.



758 Austin Connolly Drive | MLS# 421509

the Sand Bluff Estate is uniquely like being on your own secluded private Island! Genuinely an extremely dramatic positioning, views, and overall property.

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REAL ESTATE



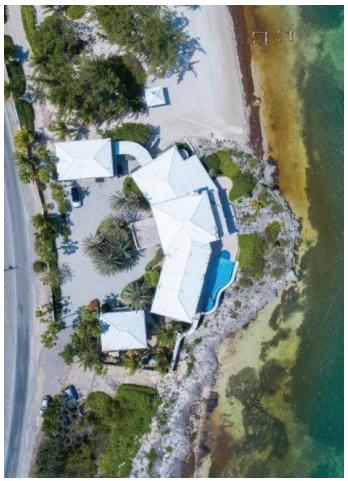
Artist's impression of potential dock installation

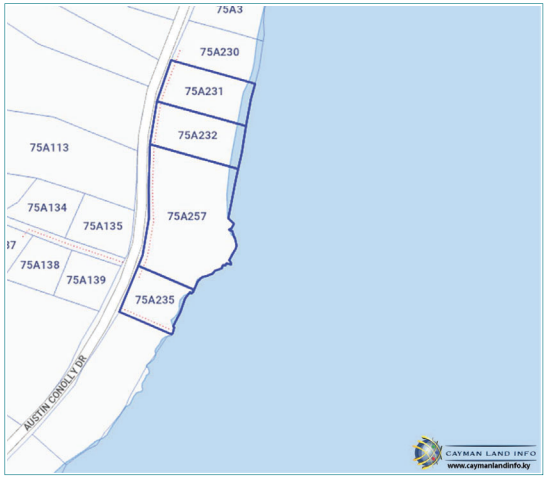


Artist's impression of **the Sand Bluff Estate** land holdings

The main residence is perched on an 18 foot height of cliff bluff enjoying 190 feet width of high elevation for the entire residence. Adjoining is an 305 feet of beautiful sugar quality reef protected beach enjoyed with high privacy wall from the road. An additional 117 feet of elevated land and beach for a total of 612 ft+/- of water frontage. Total size of the Sand Bluff Estate is 2.60 acres and 612 feet+/- of beach and water frontage and 212 feet of depth.

the Sand Bluff Estate enjoys 13,500 sqft with 5 bed 5.5 bath residence, generous primary suite encompassing his and hers walk-in closets his and hers water closets with two private balconies and great room, family living room, family nook, dedicated dining room with oversized guest suite, movie room, screened and unscreened patios and 3 car garage. Along with caretaker's 1 bedroom quarters, gym and separate car garage.











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the Sand Bluff Estate is indisputably an estate that is poised to continue to be

















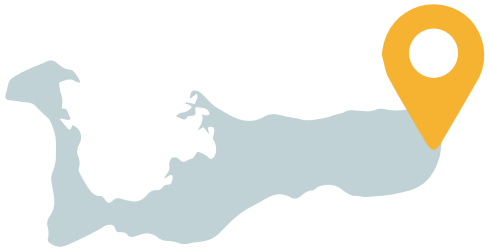

Located in the lovely heritage section of Gun Bay, East End, Grand Cayman, the Sand Bluff Estate is 30 miles from the West Bay Road corridor, 22 miles from the Owen Roberts International Airport. Located in the East End district of Grand Cayman and 10 minute's drive or less from the Sand Bluff Estate, are numerous restaurants and hotels. To name a few – Tukka Bar & Restaurant, Eagle Ray's Bar & Restaurant, The Tides Bar & Restaurant at the Wyndham Hotel, The Italian Kitchen, Subway sandwich bar, Mimi's Dock Bar and David Restaurant at the Morritt's Hotel along with Foster's Food Fair Supermarket and Jacques Scott Liquor Store and multiple shops. The world-famous Rum Point Beach Bar & Restaurant is only a 12 miles away and only a skip and hop from there is the Kaibo Beach Bar & Grill and the celebrated Upstairs at Kaibo Restaurant.

PROPERTY SYNOPSIS:

- Residence 13,500 sqft
- 5 bedrooms and 5.5 bathrooms (main house) | movie room & fully equipped gym in residence
- Generous primary suite encompassing his and hers walk-in closets his and hers water closets with two private balconies
- Chefs kitchen & large walk in pantry
- Infinity pool
- 3 car garage with full guest suite above garages
- Care taker's quarters are located in separate building with 1 car garage and compact
- 8 ft 2 ft thick wave bearing and breaker wall | surge protecting
- KOHLER 80KW generator (able to run power to entire residence)
- 305 ft of reef protected beach with residence sitting on top of 190 feet of bluff and 18 ft elevation and beach = 612 ft+/- of water frontage
- 212 feet of depth of beach
- Total beach and waterfront: 612 feet
- TOTAL 2.60 acres
- Year built 2004

sheer serenity.

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