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## Canal Front Townhome, Twenty40 #3, Governor's Harbour

Seven Mile Corridor, Grand Cayman

MLS# 417438

**US\$1,498,000**





**DILLON CLAASSENS**  
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A RARE find, one of only two 3-bed canal front properties along the SMB corridor priced under USD \$1,500,000.

Nestled within the Seven Mile corridor and just a few minutes walk to the famous Seven Mile beach, lies the Twenty40 community. This is a canal front, modern townhouse complex benefiting from its location within the highly sought neighborhood of Governors Harbour.

Tastefully decorated, this spacious townhome style offers 2,200 square feet of modern living space with 11ft ceiling heights! Move-in ready with 3 bedrooms and 2.5 bathrooms, perfectly positioned for family life. Contemporary open plan living design, the main floor features canal views from every angle. The kitchen is fitted with granite countertops, a large waterfall island, solid wood cabinets, and stainless-steel GE appliances. Other upgrades include solar panels on one of the best CORE programs which keep bills extremely low and oversized hurricane impact windows and doors to bring in lots of natural light.

A quiet, boutique complex of only 16 units in Governors Harbor, arguably one of Caymans most sought-after canal front locations offering easy access to all amenities in the immediate area. The community is within walking distance to Seven Mile Beach, golfing, and numerous restaurants and just across the road is the luxury development <https://www.thegrove.ky/>.

The grounds feature beautiful landscaping, a communal pool and BBQ area.

You can dock your boat outside, offering easy access to Morgans Harbour, North Sound cruising and further field to Rum Point. This unit also provides 2 balconies with magnificent views of the canal and seven-mile sunsets.

A must see to appreciate, so call today to book an appointment to view.

## Essential Information

|                    |                |               |                     |
|--------------------|----------------|---------------|---------------------|
| Type               | Status         | MLS#          | Listing Type        |
| <b>Residential</b> | <b>Pen/Con</b> | <b>417438</b> | <b>Condominiums</b> |

## Key Details

|          |            |
|----------|------------|
| Bed      | Bath       |
| <b>3</b> | <b>2.5</b> |

View  
**Canal Front**

|             |              |               |
|-------------|--------------|---------------|
| Year Built  | Sq.Ft.       | Pets Allowed: |
| <b>2019</b> | <b>2,200</b> | <b>Yes</b>    |

## Additional Feature

Den  
**No**

Floor Level  
**1**

Furnished  
**Partially**