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## Twenty40 #2 Canal Front Townhome, Governor's Harbour

Seven Mile Corridor, Grand Cayman

MLS# 417755

**CI\$1,248,000**





**DILLON CLAASSENS**  
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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- after neighbourhood of Governor's Harbour.

Recently renovated, this spacious town home 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. The kitchen is fitted with granite countertops, a large waterfall island, solid wood cabinets, and stainless-steel GE appliances. Oversized screened in patio with serene views of the canal. A perfect place to enjoy your morning coffee or an evening cocktail.

Other upgrades include:

- 5 KW Solar power system
- Gas- Stove/dryer and water heater
- AJAX Security system
- Linear AC vents
- Custom built-in closets
- Custom sheer curtains in all bedrooms and Livingroom
- Brand New -\$100K "Anna Hislop"- furniture package
- Built in 5 tier water filtration system
- Double wide extended screened in patio
- Tesla charging port and charging cord
- 2021 Tesla Car

A quiet, boutique complex of only 16 units in Governors Harbor, offering easy access to all amenities in the immediate area. The community is pet friendly and within walking distance to Seven Mile Beach, golfing, and numerous restaurants. Just across the road is the luxury development <https://www.thegrove.ky/>. Phase 1 and 2.

The grounds feature beautiful landscaping, a communal pool and sunbathing area. You can dock your boat outside, offering easy access to Morgans Harbour, Camana bay, North Sound cruising and even Rum Point. This unit also provides 2 second story balconies for stunning elevated views.

A must see to appreciate, call or email today for a detailed list of the upgrades.

agent owned.

## Essential Information

Type	Status	MLS#	Listing Type
<b>Residential</b>	<b>Current</b>	<b>417755</b>	<b>Condominiums</b>

## Key Details

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Bed  
**3**

Bath  
**2.5**

View  
**Canal Front, Water  
View**

Year Built  
**2019**

Sq.Ft.  
**2,200**

Pets Allowed:  
**Yes**

## **Additional Feature**

Den  
**No**

Floor Level  
**1**

Furnished  
**Partially**