



256 Crighton Building, Crewe Rd, PO BOX 1977,  
Grand Cayman, KY1-1104, Cayman Islands  
Phone: +1 (345) 949-7099  
Fax: +1 (345) 949-6819  
Email: info@cireba.com

## Stunning Boulevard Home - 44 Conch Drive- 3 Bed Plus Den- (ci\$50k Back At Closing)

South Sound, Grand Cayman

MLS# 418223

**CI\$1,675,000**





**MARQUES RIDDICK**  
 345-233-5000  
 marques.riddick@remax.ky

Stunning Boulevard Home - 44 Conch Drive - South Sound. This Mediterranean style house is the perfect family home within the exclusive gated community of "The Boulevard". Conveniently located a short walk across from the South Sound dock, beach and boardwalk. This stunning 2 story home offers breathtaking views and consists of 3 generous bedrooms located upstairs all with en-suite bathrooms. The master bedroom is spacious with extra seating and boasts a large en-suite master bathroom, with soaking tub and shower, along with a large walk-in closet. The home also offers a office/den, formal dining room, large chef's kitchen with high-end stainless steel appliances and large pantry. There is also additional seating and dining off the kitchen. The family living room offers fantastic natural light with hurricane rated windows and sliding glass doors that lead to the paved deck and private pool. Spray foam insulation in the exterior walls and attic adds extra energy efficiency. 2 car garage and sizable laundry. This home is priced well and the Seller is offering an additional CI\$50,000 back at closing, to assist with closing costs, furnishings or stamp duty.

## Essential Information

Type <b>Residential</b>	Status <b>Current</b>	MLS# <b>418223</b>	Listing Type <b>Single Family Home</b>
----------------------------	--------------------------	-----------------------	-------------------------------------------

## Key Details

Bed <b>3</b>	Bath <b>4</b>
-----------------	------------------

View  
**Beach View, Pool View**

Year Built <b>2009</b>	Sq.Ft. <b>3,505</b>
---------------------------	------------------------

## Additional Feature

Den <b>Yes</b>	Pool <b>Yes</b>	Foundation <b>Slab</b>	Stories <b>2</b>
-------------------	--------------------	---------------------------	---------------------

Furnished <b>Yes</b>	Garage <b>2</b>
-------------------------	--------------------

## Property Feature

Yes <b>Pool</b>	Yes <b>2-Car Garage</b>
--------------------	----------------------------

The information contained herein has been furnished by the owner and or their nominee and represented by them to be accurate. The listing company, agent and CIREBA MLS disclaims any liability or responsibility for any inaccuracies, errors or omissions in the represented information and all the information contained herein is subject to errors, omissions, price changes, prior sale or withdrawal, without notice and is at all times subject to verification by the purchaser.