



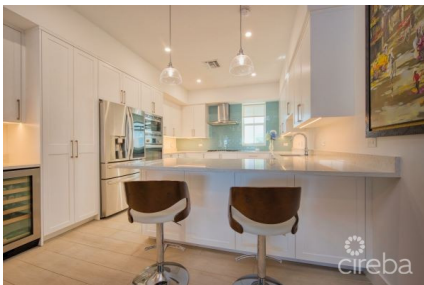
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Periwinkle Water Front With Dock

Prospect/Spotts, Grand Cayman

MLS# 418482

CI\$1,942,000





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This highly sought after Waterfront Townhouse in an upscale gated community offers an unparalleled living experience, with unobstructed views of a serene, lake-like canal, and a range of high-end features designed for comfort, convenience, and luxury. Spanning 3,600 square feet across three well-appointed levels, this Phase 1 townhouse combines the privacy of a secluded retreat with the connectivity of a vibrant community—ideal for families, boaters, or anyone seeking a peaceful yet active lifestyle. Exterior & Outdoor Features: Outdoor ground level Seating Area: perfect for morning coffee or evening sunsets and provide easy access to the grassy area and dock 2 Balconies: Designed with no direct sun exposure, these spaces enjoy cool breezes and spectacular views. 30-foot Floating Dock: Equipped with water, electricity, and direct access to the North Sound a dream for boating enthusiasts and water lovers. Lockable Outdoor Storage Closet: With racks for storing boating equipment and other outdoor gear. Enclosed Garage: Featuring epoxy floors, storage racks, a storage room, and a workbench, perfect for keeping everything organized. Interior Features: Foyer: A spacious entryway with ample room for additional storage. First-Floor Bedroom/Office: A versatile space with a walk-in closet and a full bathroom ensuite, ideal for use as a guest bedroom or home office. Main Living Floor: An open-concept design, perfect for entertaining friends or relaxing with family: Bright Living Room: Expansive windows allow for abundant natural light and views of the surrounding environment. Dining Area: Seats 8+ guests, ideal for dinner parties and gatherings. Well-Equipped Kitchen: Includes Bosch appliances, an island with seating, ample cabinetry, a wine cooler, and a gas stove—perfect for both casual and gourmet cooking. Laundry Room: With plenty of storage, cabinets, a washer and gas dryer for convenience. Half-Bath: A powder room for guests. Large Balcony: Space for a barbecue, a dining table, and a high-top table perfect for entertaining or enjoying the outdoors. Third Floor & Bedrooms: Master Bedroom: Features a walk-in closet, a second closet, a private ensuite bathroom, and a private balcony a perfect retreat. Two Additional Bedrooms: Both located on the third floor and sharing a double vanity bathroom: One bedroom has a walk-in closet, and the other has a large closet for ample storage. All bedrooms are equipped with blackout blinds for added privacy and comfort. Attic: With high ceilings and partially developed as a children's hang-out zone and additional storage space. Community & Amenities: Family-Friendly: Periwinkle is a welcoming community, ideal for both pets and children. On-Site Amenities: Enjoy access to a 60-foot pool, Jacuzzi, BBQ area, clubhouse, and a kids' play area—all adding to the community's charm and appeal. Views: Peaceful surroundings with tranquil water front vistas that provide a calming environment for residents. Prime Location: Situated in Grand Harbour, within walking distance to Hurley's grocery store, a pharmacy, restaurants, and other essential services. Sustainability & Efficiency: LEED Certified: This townhouse is designed with energy-efficient features, ensuring low maintenance and operational costs. Solar power for environmentally friendly energy use. Icynene insulation for better temperature control. Multi-zoned A/C system to ensure optimal cooling throughout the home. High-efficiency water heater, water filter, and pump. Hurricane-rated windows and doors provide added protection and peace of mind during storms. A Perfect Blend of Luxury and Practicality: This waterfront townhouse combines modern luxury, eco-friendly features, and a family-oriented environment, making it the ideal home for those seeking a sophisticated yet comfortable lifestyle in a peaceful, community. Whether you're relaxing on your private balcony or entertaining guests, this Townhouse offers the best of both worlds.

Essential Information

Type Residential	Status Reduced	MLS# 418482	Listing Type Condominiums
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Key Details

Bed 4	Bath 3.5
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View
Water Front

Year Built 2019	Sq.Ft. 3,600	Pets Allowed: Yes
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Additional Feature

Den No	Floor Level 1	Furnished Partially
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Property Feature

Yes Fenced Yard	Yes Pool	Yes 2 Car Garage
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