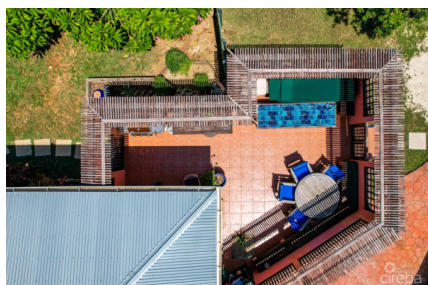


## Just Reduced! Owner Motivated. West Bay Home With Apartment (duplex) And Pool

West Bay, Grand Cayman

MLS# 418601

**CI\$1,075,000**



**GUYLAINE POMERLEAU**

345-623-1400

guylaine.pomerleau@evrealestate.com

Great investment property in west bay. a fantastic opportunity! The combination of a duplex with a pool, spacious apartments, and Mediterranean style gives it a lot of potential, whether as an investment (easily rented) property or a family home. Comprising of a large one bedroom with veranda and private garden and the other 2 bedroom 2 bathroom and private garden, there is a separate office on premise, total sq is 4220 on 0.40 acres of lush garden. The proximity to the beach, supermarkets, Camana Bay, and the airport adds extra appeal, especially for tourists or long-term renters. Previously licensed as tourism accommodation this opens up more possibilities. Owner motivated.

## Essential Information

|                            |                          |                       |   |
|----------------------------|--------------------------|-----------------------|---|
| Type<br><b>Residential</b> | Status<br><b>Reduced</b> | MLS#<br><b>418601</b> | Listing Type<br><b>Single Family Home</b> |
|----------------------------|--------------------------|-----------------------|---|

## Key Details

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

View  
**Garden View**

|                           |                        |
|---------------------------|------------------------|
| Year Built<br><b>1990</b> | Sq.Ft.<br><b>4,220</b> |
|---------------------------|------------------------|

## Additional Feature

|                  |                    |                           |                     |
|------------------|--------------------|---------------------------|---------------------|
| Den<br><b>No</b> | Pool<br><b>Yes</b> | Foundation<br><b>Slab</b> | Stories<br><b>1</b> |
|------------------|--------------------|---------------------------|---------------------|

Furnished  
**Yes**

## Property Feature

|                           |                    |
|---------------------------|--------------------|
| Yes<br><b>Fenced Yard</b> | Yes<br><b>Pool</b> |
|---------------------------|--------------------|