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## Auburn Bay 3, Canal Front Home

Prospect/Spotts, Grand Cayman

MLS# 419483

**CI\$1,799,950**





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Auburn Bay 3 offers a calm, connected lifestyle on the canal. Set within one of Grand Cayman’s newest waterfront communities, this spacious 5-bedroom, 4.5-bathroom home is designed for effortless island living. Thoughtfully designed with both functionality and flow in mind, the home opens into a light-filled living space with high ceilings and neutral finishes. The open-plan kitchen, complete with high-end appliances and a generous 10 ft island, anchors the main living area, making it the natural gathering place for friends and family. Sliding glass doors lead seamlessly to a spacious outdoor patio, pool deck, and private dock—offering effortless indoor-outdoor living. The outdoor kitchen and cabana make hosting simple, whether it’s coffee at sunrise or a relaxed BBQ at sunset. With five spacious bedrooms, including a serene primary suite overlooking the water, there’s room for everyone and everything. The primary suite overlooks the North Sound, with a private balcony perfectly positioned to take in the calm water views. All five bedrooms are spacious, offering comfort for family and guests. Built to a high specification, the home features energy-efficient ICF construction, Sentricon termite system, hurricane-rated Low-E windows and doors, a geothermal air conditioning system powered by deep wells, and solar-ready infrastructure. These features not only offer year-round comfort but also help reduce ongoing electricity costs. Still in the early stages of development, it offers a mix of waterfront lots, pre-designed condos, and duplexes—all designed with modern amenities in mind.

Essential Information

Type	Status	MLS#	Listing Type
Residential	Reduced	419483	Single Family Home

Key Details

Bed	Bath
5	4.5
View	
Canal Front	
Year Built	Sq.Ft.
2025	3,879

Additional Feature

Den	Pool	Foundation	Stories
Yes	Yes	Slab	2

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Furnished  
**Yes**

Garage  
**Yes**

## Property Feature

Yes  
**Fenced Yard**

Yes  
**Pool**