



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

Twenty 40 #14

Seven Mile Corridor, Grand Cayman

MLS# 419565

US\$1,495,000





DILLON CLAASSENS
345-943-4556
dillon.claassens@remax.ky

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. Spacious patio boasting serene views of the canal. A perfect place to enjoy your morning coffee or an evening cocktail.

Other upgrades include:

- Tankless Water Heater
- Hydes and Sons – motorized patio screen
- Custom built-in closets
- Custom sheer curtains in Livingroom
- “Anna Hislop”- furniture package

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 suntanning 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 water views.

This is the ONLY 3 bed/ 2.5 bath – Canal front condo priced under usd\$1,500,000 along the famous seven-mile beach corridor that was built within the last 6 years. Do not miss out on this fantastic investment opportunity. Call or email to schedule a viewing today. The unit is vacant and easy to show.

Essential Information

Type	Status	MLS#	Listing Type
Residential	New	419565	Condominiums

Key Details

Bed	Bath
3	2.5

View
Canal Front

Year Built
2018

Sq.Ft.
2,200

Pets Allowed:
Yes

Additional Feature

Den
No

Floor Level
1

Furnished
Yes