



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

Cypress Pointe North, Crystal Harbour

Seven Mile Corridor, Grand Cayman

MLS# 416073

US\$2,450,000





VICTORIA IACOVIELLO
vicki.iacoviello@remax.ky



NICK SELLARS
nick.sellars@remax.ky

Villa 306, an exquisite canal front residence nestled within the Cypress Pointe North community in Crystal Harbour. This three-bedroom plus den and study, three and half bathroom villa plus garage offers a stunning canal-front location with private boat dock, and a perfect fusion of luxurious design and environmental sustainability.

Designed with energy efficiency in mind, Villa 306 combines its small eco footprint without compromising on style. From its insulated concrete form (ICF) walls, hurricane-rated double glazing, to its solid concrete roof, this home prioritizes strength and energy conservation. The property also boasts a full solar installation combined with Geo-Thermal technology for cooling, resulting in a home that significantly reduces electricity bills while offering twice the lifespan and four times the efficiency of regular air conditioning.

Upon entering Villa 306, you are greeted by a welcoming entry way that leads into the spacious open-plan living, dining, and kitchen area, flanked by a wonderful den with custom built ins, and all adorned with natural light from the large fixed pane windows and sliding patio doors. The generously proportioned screened patio adjoining the plunge pool, and separated by electric insect screening, is finished with a fabulous fully stocked outdoor kitchen and grilling station. The custom floor to ceiling kitchen, crafted by KW Kitchens, the islands premier cabinet makers, showcases sleek, clean lines and is topped with exquisite quartzite countertops. The kitchen is equipped with a high-end appliance package, perfect for culinary enthusiasts and great for entertaining with its huge island.

On the second floor, the large airy master bedroom suite overlooks the canal, the suite features a generous walk-in closet and a lavish five-piece bathroom, complete with a voluminous shower and a standalone bathtub providing a sanctuary for relaxation. Two additional spacious double bedrooms, including the oversize secondary suite, with custom closets and ensuites, separate study, and second floor laundry room conveniently complete the accommodation on this level.

As a resident of the gated Cypress Point North community, you'll have exclusive access to the exceptional clubhouse facilities. Unwind by the swimming pool and hot tub, stay active in the fully equipped gymnasium, or savor outdoor gatherings in the communal kitchen and BBQ area. The community also provides a marina and a floodlit tennis court, catering to a range of recreational pursuits.

Villa 306 at Cypress Pointe North offers a harmonious blend of luxurious living, sustainability, and an array of premium amenities, creating a truly exceptional Caribbean retreat for discerning homeowners.

Essential Information

Type	Status	MLS#	Listing Type
Residential	Current	416073	Single Family Home

Key Details

Bed	Bath
3	3.5
View	
Canal Front	
Year Built	Sq.Ft.
2016	3,266

Additional Feature

Den	Pool	Foundation	Stories
Yes	Yes	Slab	2
Furnished	Garage		
Yes	Yes		

Property Feature

Yes	Yes
Fenced Yard	Pool