



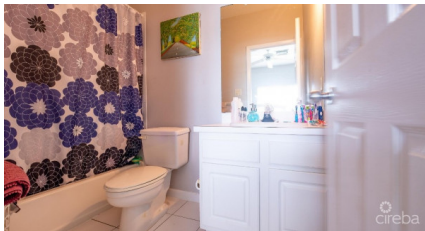
256 Crighton Building, Crewe Rd, PO BOX 1977,  
Grand Cayman, KY1-1104, Cayman Islands  
Phone: +1 (345) 949-7099  
Fax: +1 (345) 949-6819  
Email: info@cireba.com

## #3 Sunrise Townhome Phase Iii 2 Bed, South Sound - Perfect Family Home

Prospect/Spotts, Grand Cayman

MLS# 416404

**CI\$485,000**





**JAMES BOVELL**  
 345-945-4000  
 james.bovell@remax.ky

With only 8 townhome units in the Sunrise 2.5-acre community, this rare south-facing, two-level townhome is located in Phase 3, the newest within this development. Unlike many other newer developments, this townhome is generous in size throughout with very large, open bedrooms, the master includes a large walk-in closet plus a dressing area. Both bedrooms feature full ensuite bathrooms and the second bedroom has a large closet that runs all the way along the wall of one side. The downstairs features an open plan with a large kitchen with stainless steel appliances and tons of cabinet space, a powder room, a dining area, and a living area that opens with French doors to a private tiled patio with privacy fencing and lush lawns beyond. The lawns are huge and there is a good gap between each unit and hedging of the boundary which lends itself for kids running around in a nice private, safe area. The unit comes with 2 dedicated parking spots plus there is lots of additional parking. The generously laid-out property includes a large pool, gym, and tennis court. Sunrise is conveniently located near Hurleys roundabout, Grand Harbour, Harbour Walk, banks, a Burger King, and a new Popeyes location (coming soon), plus a gas station is only minutes away. What makes Sunrises location so great is that it is within walking distance to the South Sound boardwalk and dock, a short drive from schools, and easy access to George Town. This townhome makes an excellent rental simply because of its size and location. It has always been occupied and it garners substantial monthly rental fees.

## Essential Information

Type	Status	MLS#	Listing Type
<b>Residential</b>	<b>Pen/Con</b>	<b>416404</b>	<b>Condominiums</b>

## Key Details

Bed	Bath
<b>2</b>	<b>2.5</b>

View  
**Garden View**

Year Built	Sq.Ft.	Pets Allowed:
<b>1999</b>	<b>1,639</b>	<b>Yes</b>

## Additional Feature

Den	Floor Level	Furnished
<b>No</b>	<b>1</b>	<b>Yes</b>