



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

Whole Duplex On Oversized Canal Lot

Prospect/Spotts, Grand Cayman

MLS# 417361

CI\$1,535,000



**NICK SELLARS**

nick.sellars@remax.ky

**VICTORIA IACOVIELLO**

vicki.iacoviello@remax.ky

Wonderful canal front whole duplex nestled on approaching half an acre of mature grounds with boat dock and 40ft Swimming Pool within the large composite deck. A rare property in the Cayman market this whole Duplex is for sale, located in the heart of Red Bay off Selkirk Drive and offering a total of 7 bedrooms, 5 bathrooms, and 2 garages. This well-appointed and maintained duplex comprises 1# three-bedroom unit and 1# four-bedroom unit both with large open plan kitchens, dining and living rooms, and ensuite master bedrooms that overlook the pool and canal beyond. This fabulous property is a boaters sanctuary with 90 feet of canal frontage, 20 foot boat dock for easy access to the North Sound, and ample car and boat parking to the front of the duplex.

Within a stones throw of the Grand Harbour Shopping Center and Harbour Walk, containing a variety of shops, restaurants, wellness and fitness options, and within a short drive of GT, this duplex offers flexible living/investment for a new owner. Rent both units or live in one and rent the other to supplement ones own ownership/living expenses; this Abbey Way Duplex is perfect for families or investors alike! A truly unique offering and a must see for those looking for seclusion and tranquility all wrapped into a family friendly package!

Essential Information

Type	Status	MLS#	Listing Type
Residential	Current	417361	Semi-detached / Duplex / Triplex

Key Details

Bed	Bath
7	5

View
Canal Front, Canal View

Year Built	Sq.Ft.	Pets Allowed:
2006	4,465	Yes

Additional Feature

Den	Pool	Furnished
No	No	Partially