



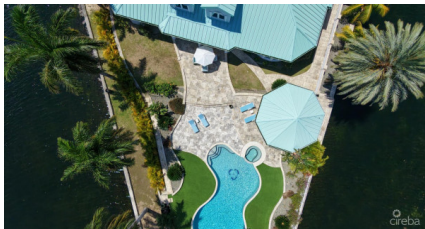
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Diamond Point Patrick's Island - Exceptional Peninsula Estate With Easy 2 Bed Expansion

Prospect/Spotts, Grand Cayman

MLS# 420731

CI\$2,855,000





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Discover the perfect blend of luxury, privacy, serenity and opportunity with this grand peninsula estate. Aggressively priced and truly one of a kind, this exceptional 3bedroom, 3.5bathroom residence sits on an expansive peninsula with an extraordinary 580 feet of running canal frontage. Spanning 6,000 square feet of modern, openplan living and high ceilings, this home is located within the exclusive, gated community of Patrick's Island, offering peace, security, and prestige. Upon entry, you're welcomed into expansive living and dining spaces bathed in natural light, with stunning views of the lush gardens, pool, and canal. The openconcept kitchen, living, and dining areas flow effortlessly, with refined finishes and marble flooring throughout. The owner has already secured a quote for a kitchen remodel, giving you the opportunity to customize the space to reflect your personal style, as seen in the AI generated images. Conveniently located off the kitchen is a private office, fitted with beautiful mahogany floors, crafting an environment that enables clarity and focus. Continuing through the ground floor to the east of the property, you'll discover the current spacious primary suite, featuring an expansive ensuite bathroom with a double vanity, jacuzzi tub, and a generous walkin closet. To the west of the property, you step into a beautifully refined guest suite offering its own kitchen and ensuite bathroom, perfect for hosting family and friends. Upstairs the second floor is home to the third ensuite bedroom and features a distinctive mezzanine level, presenting excellent potential for the addition of two further bedrooms and bathrooms for approximately C1\$100,000. By doing so, you have the potential to increase the value by two to four times this cost. Outside discover an entertainer's dream: a spectacular pool deck with a fully equipped, marble countertop bar. Meticulous landscaping, complemented by thoughtfully placed Astroturf, envelops the property in vibrant, everlasting greenery. From every angle, enjoy panoramic canal views, with canal access from three sides and a private 50 ft dock offering direct access to the North Sound, a true boater's paradise. Significant investment has already been made to fortify the property, with land elevation now 10 feet above sea level and a reinforced seawall in place, providing peace of mind against tropical storms and surges. At the front, an extended private driveway enhances security and seclusion, while the twocar garage offers ample storage. Patrick's Island is an exclusive gated community with secure access points, ensuring a lifestyle defined by comfort, exclusivity, and serenity. However, being perfectly situated just off East-West Arterial Road means you are just a short journey away from Countryside Shopping Village, Hurley's Supermarket and Linford Pierson Highway, allowing complete privacy yet convenience. Aggressively priced and rich with opportunity, this is a unique opportunity. Arrange your private viewing today.

Essential Information

Type Residential	Status New	MLS# 420731	Listing Type Single Family Home
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Key Details

Bed 3	Bath 3.5
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View
Canal Front, Canal View

Year Built 2008	Sq.Ft. 6,000
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Additional Feature

Den No	Pool Yes	Foundation Slab	Stories 2
Furnished Yes	Garage 2		

Property Feature

Yes Carport	Yes Pool	Yes 2 Car Garage
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