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

The Shores Canal Front Home

West Bay, Grand Cayman

MLS# 421280

CI$2,599,000













The information contained herein has been furnished by the owner and or their nominee and represented by them to be accurate. The listing company, agent and CIREBA MLS disclaims any liability or responsibility for any inaccuracies, errors or omissions in the represented information and all the information contained herein is subject to errors, omissions, price changes, prior sale or withdrawal, without notice and is at all times subject to verification by the purchaser.



CINDY RAYMOND
345-949-9752
cindy.raymond@remax.ky



KIM LUND
345-949-9772
kim.lund@remax.ky

The Shores | Elevated Canal-Front Living An Exceptional Waterfront Residence | Built in 2020 3 Private En-Suite Bedrooms Prime Canal Frontage 15' x 30' Saltwater Pool 40' Trex-Finished Dock Experience an exceptional expression of waterfront living in The Shores, a prestigious gated community celebrated for its impressive residences and lush tropical setting. Designed to capture the beauty of its canal-front position, this refined home features three private en-suite bedrooms, each offering captivating views of the saltwater pool and The Shores waterway from both the bedroom and its own balcony. Built in 2020 and only minimally occupied, the residence offers the appeal of like-new condition with the freedom to make it distinctly your own. Offered unfurnished with appliancesincluded, it is an ideal canvas for a sophisticated island retreattailored to your personal style. Occupancy is available in Q1 2027 - an outstanding opportunity to secure a coveted address in The Shores. Signature Features & Appointments Peace of Mind: Integrated security system for added confidence and convenience Bespoke Millwork: Garrison custom cabinetry paired with elegant granite countertops Refined Finishes: Porcelain tile flooring flows throughout the residence Designer Window Treatments: Premium Hunter Douglas treatments enhance privacy and style Tailored Storage: Professionally designed closets provide polished organization Generous Garage: Ample space for vehicles, storage, and everyday convenience Resort-Inspired Pool: 15' x 30' saltwater pool with customLED lighting and an outdoor shower Private Waterfront Access: 40' concrete dock finished with low-maintenance Trex decking Effortless Grounds: Integrated irrigation system supports the tropical landscaping Evening Ambiance: Professionally integrated landscape lighting creates an inviting outdoor setting Gas-Equipped Living: Gas-powered water heater, stove, and barbecue grill Solar-Ready Design: Pre-equipped for future solar system installation

Essential Information

Type	Status	MLS#	Listing Type
Residential	**Current**	**421280**	**Single Family Home**

Key Details

Bed	Bath
3	**4**

View
Canal Front, Canal View

The information contained herein has been furnished by the owner and or their nominee and represented by them to be accurate. The listing company, agent and CIREBA MLS disclaims any liability or responsibility for any inaccuracies, errors or omissions in the represented information and all the information contained herein is subject to errors, omissions, price changes, prior sale or withdrawal, without notice and is at all times subject to verification by the purchaser.

Year Built	Sq.Ft.
2020	**3,500**

Additional Feature

Den	Pool	Foundation	Stories
No	**Yes**	**Slab**	**2**

Furnished	Garage
No	**1**

Property Feature

Yes	Yes
Fenced Yard	**Pool**

The information contained herein has been furnished by the owner and or their nominee and represented by them to be accurate. The listing company, agent and CIREBA MLS disclaims any liability or responsibility for any inaccuracies, errors or omissions in the represented information and all the information contained herein is subject to errors, omissions, price changes, prior sale or withdrawal, without notice and is at all times subject to verification by the purchaser.