

## NEW CANAL FRONT WHOLE DUPLEX INVESTMENT PROPERTY

Prospect, Grand Harbour, Red Bay & Prospect, Cayman Islands

MLS#: 415601

**CI\$2,640,000**



Sea Foam is a brand-new contemporary duplex nestled in the exclusive waterfront community of Heron Bay in Red Bay close to the Cayman Islands Sailing Club. Built to a high specification with beautiful interior design, this duplex comprises of two homes, each side has 4 spacious bedrooms, 4.5 bathrooms and just under 2,800 sq. ft. of well-planned living space. (So, a total of 8 bedrooms, 9 bathrooms and 5,600 sq. ft. of living space.) They have high ceilings and lots of windows that give a wonderful feeling of light and space and water views from every room. Designed with the modern family in mind, each home has a large open-plan well-appointed kitchen with plenty of cabinet space, a pantry and a huge breakfast island with Quartz countertop. The open-plan dining areas and large living rooms have canal views and large waterfront screened-in porches, great for entertaining or curling up and enjoying a good book. The 4th bedroom in each home is located downstairs and has their own full bathrooms and large fitted closets. These rooms are flexible and depending on your lifestyle needs; could be used as a playroom or large home office. Downstairs the homes have another half bath and a large storage cupboard under the stairs. Upstairs the homes have huge master suites which consist of a very spacious bedroom, a large custom walk-in closet and contemporary bathroom with a free-standing soaking tub, large walk-in shower and his and her sinks and vanities. Bedrooms 2 and 3 are generously sized and each has its own bathroom and spacious custom fitted closet. The utility area is conveniently located upstairs and there is also an attic with pull down ladder for all your storage needs. Each home is a mirror image of the other. Outside each home has its own private fully fenced waterfront yard with a private swimming pool, entertainment deck and lawns with plenty of room for the kids or dogs to play. There is at 40' dock which is shared by both homes, and the peaceful waterway is a great area for paddle-boarding and kayaking and has easy access to the North Sound for boating, fishing, diving and visiting the restaurants at Grand Harbour, The GT Yacht Club, Camana Bay and Rum Point by boat. This duplex was built to be highly energy efficient and is constructed from ICF foam block filled with solid concrete and steel. Built high and dry and has hurricane rated windows and door. The roof is standing seam, and the attics have been spray foamed for insulation. The gas hot water heaters are tank less and each home has its own split level high efficiency SEER 16 AC systems. Both homes come with stainless steel appliances and are fully furnished with complete designer furniture packages, carefully curated by Lydia Uzzell Design. The property also was designed to be very low maintenance. Heron Bay is a peaceful waterfront community just 1 minute from all the conveniences of Grand Harbour and Harbour Walk, where you will find a wonderful selection of shops, restaurants, a supermarket, yoga studio, spinning studio, gym and new coffee shop, banks and gas stations. Just a short drive to George Town and schools. Purchase Sea Foam as investment property to rent out both homes or live in one side and rent out the other. The going rental rate is estimated at CI\$7,000 per home, CI\$14,000 per month and CI\$168,000 per annum giving a gross 6% return on investment. This property is agent owned.

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Current</b>	<b>415601</b>	<b>Homes</b>

## Key Details

Bed	Bath	Block & Parcel	Year Built
<b>8</b>	<b>9</b>	<b>22D,401H1,H2,H3,H4</b>	<b>2023</b>

Acreage  
**0.3192**

## Additional Fields

Lot Size  
**0.32**

Views  
**Canal Front**

Foundation  
**Slab**

Sea Frontage  
**100**

## Property Features

Pool  
**Yes**

Furnished  
**Yes**