

## PATRICKS ISLAND DOUBLE CANAL LOT

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

MLS#: 416002

**CI\$885,000**



Welcome to this exceptional canal parcel situated on .6904 acres in the highly sought-after Patricks Island community. This double lot boasts over 250 feet of pristine water frontage, making it a rare and coveted find in one of the most desirable neighbourhoods in the area. Water and electricity are already available on the lot, adding to the convenience and ease of building your dream home on this filled and leveled land. Patricks Island is renowned for its luxurious homes and natural beauty, creating the ultimate waterfront lifestyle. Boasting two boat docks and a hi-tide boat lift, this property provides effortless access to the sparkling waters of the North Sound. The land offers endless possibilities, whether you envision a sprawling waterfront estate or a cozy retreat nestled in the surrounding landscape. In addition, the neighbourhood is actively considering implementing a gated entrance for enhanced security and privacy, further adding value and exclusivity to this already remarkable location. With its prime location in Patricks Island, breathtaking water views, and boundless potential, this canal parcel is truly a gem that must be seen to be fully appreciated. Don't let this once-in-a-lifetime opportunity to own a piece of waterfront paradise pass you by. Contact us today to schedule a viewing and explore the endless possibilities that await you.

Essential Information

Type	Status	MLS	Listing Type
Land (For Sale)	Current	416002	Residential

Key Details

Width	Depth	Block & Parcel
217.00	135.00	24D,67
Acreage		
0.6904		

Additional Fields

Lot Size	Views	Zoning	Sea Frontage
0.69	Canal Front	Low Density residential	252

Road Frontage  
**80**

Soil  
**Marl**