

## BEST PRICED CANAL FRONT LOT IN AUBURN BAY

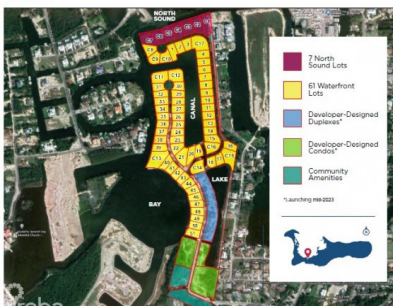
Prospect, Grand Harbour, Red Bay & Prospect, Cayman Islands

MLS#: 417946

**CI\$389,000**



SITE PLAN



This new waterfront community just minutes from the North Sound and Grand Harbor is family friendly with a community pool, green space with walking paths, children’s playground, gym, tennis & pickleball courts. For optimal dock installation home builders will enjoy the benefits of durable keystone sea wall on the deep and wide canal. Underground utilities are underway and lots will be cleared and filled ready to build in Q1 2025, but don’t wait, get in early as price reflects construction to make lot ready for building the home of your dreams! The Covenants in place will protect your investment for generations to come. Lot 7 perfectly faces west, so taking in beautiful sunsets will be the best way to top off your day boating on the North Sound. Contact us today to learn all about this fabulous family community that stands out above the others.

## Essential Information

|                                |                          |                      |                                    |
|--------------------------------|--------------------------|----------------------|------------------------------------|
| Type<br><b>Land (For Sale)</b> | Status<br><b>Current</b> | MLS<br><b>417946</b> | Listing Type<br><b>Residential</b> |
|--------------------------------|--------------------------|----------------------|------------------------------------|

## Key Details

|                          |                       |                                      |
|--------------------------|-----------------------|--------------------------------------|
| Width<br><b>134.57</b>   | Depth<br><b>80.30</b> | Block & Parcel<br><b>22C,95LOT7A</b> |
| Acreage<br><b>0.2470</b> |                       |                                      |

## Additional Fields

|                         |                             |  |                            |
|-------------------------|-----------------------------|--|----------------------------|
| Lot Size<br><b>0.25</b> | Views<br><b>Canal Front</b> | Zoning<br><b>Low Density residential</b> | Sea Frontage<br><b>134</b> |
| Soil<br><b>Marl</b>     |                             |  |                            |