

## **WEST PALM CONDOS #17 - REDUCED!**

W Bay North West, West Bay & Governor's Harbour, Cayman Islands MLS#: 419289

## CI\$499,999













Discover the perfect balance of style and functionality in this beautifully fully renovated condo located in the peaceful West Palm Condos, Unit #17. Offering 1,085 Sq Ft of well-designed living space, this 2-bedroom, 2-bathroom residence provides a fresh, modern atmosphere ideal for comfortable island living. Key Features: • Thoughtfully laid out open-plan living space with abundant natural light Contemporary kitchen with quartz countertops and new appliances – stylish and practical • Spacious, bright, and welcoming master bedroom, perfect for relaxing • Second bedroom is more compact but highly functional - ideal as a guest room, office, or child's room • 2 modern bathrooms with quality finishes • Every detail has been designed to create a clean, stylish, and inviting home • All windows have been replaced with hurricane-impact glass – ensuring safety, energy efficiency, and peace of mind • All windows are also treated with reflective privacy film, offering a mirrored exterior effect that enhances daytime privacy and helps reduce heat and glare from the sun - keeping your home naturally cooler and more comfortable • New standing seam metal roof • Charming front patio surrounded by palm trees and bougainvillea, adding privacy, tropical character, and contributing to a cooler interior environment • Pet-friendly complex – bring your furry friends with you! Total renovation was done in June 2024, new kitchen, new appliances, new bathrooms, new furniture, etc... The approximate cost was CI\$ 50,000. The Single Zone air conditioning system works very efficiently and is professionally maintained on a quarterly basis. New hurricane resistant windows were installed in November 2024 at a cost of about CI\$ 7,500. New furniture (bed, sofa, tables, mirrors, television, book shelves, etc...) costing about CI\$ 10,000, will be included in the sale price. The new standing seam metal roof just installed (May 2025) has cost each condo owner about CI\$ 8,000. That means no stressful renovations for you – it's all been taken care of! This is a turn-key unit – just pack your bags and move into your new home without a worry! Located in the newest block of West Palm Condos, built in 2002, the unit sits in a guiet yet convenient location, close to schools, shopping, restaurants, and the beautiful beaches of West Bay. Perfect opportunity for first-time Caymanian buyers! Benefit from the Stamp Duty exemption and make this your first step into homeownership. Whether you're looking for a primary residence or a smart investment, this unit is a mustsee! If you're thinking about an investment, don't let this opportunity pass you by! The unit was formerly owner-occupied, but is now vacant and easy to show! It has strong rental income potential with an estimated long-term rental value of approximately CI\$ 3,200 per month. Contact us today to schedule your private showing and start your next chapter at West Palm Condos!

## **Essential Information**

Type Status MLS Listing Type
Residential (For Sale) Reduced 419289 Condos

**Key Details** 

Bed Bath Block & Parcel Year Built 2 4E,599H17 2002

**Additional Fields** 

Views Foundation Floor Level

Garden View Slab

**Property Features** 

Furnished

Yes