



43 Vibert Bodden Drive, P.O. Box 30132 SMB George Town, Grand Cayman KY1-1201
Cayman Islands, British West Indies.
+1 (345) 946-3343
info@edgewater.ky |

AUBURN BAY 3, CANAL FRONT HOME

Prospect / Newlands, Cayman Islands

MLS# 419483

CI\$1,799,950





Debi Bergstrom
dbergstrom@edgewater.ky

Auburn Bay 3 offers a calm, connected lifestyle on the canal. Set within one of Grand Cayman's newest waterfront communities, this spacious 5-bedroom, 4.5-bathroom home is designed for effortless island living. Thoughtfully designed with both functionality and flow in mind, the home opens into a light-filled living space with high ceilings and neutral finishes. The open-plan kitchen, complete with high-end appliances and a generous 10 ft island, anchors the main living area, making it the natural gathering place for friends and family. Sliding glass doors lead seamlessly to a spacious outdoor patio, pool deck, and private dock—offering effortless indoor-outdoor living. The outdoor kitchen and cabana make hosting simple, whether it's coffee at sunrise or a relaxed BBQ at sunset. With five spacious bedrooms, including a serene primary suite overlooking the water, there's room for everyone and everything. The primary suite overlooks the North Sound, with a private balcony perfectly positioned to take in the calm water views. All five bedrooms are spacious, offering comfort for family and guests. Built to a high specification, the home features energy-efficient ICF construction, Sentricon termite system, hurricane-rated Low-E windows and doors, a geothermal air conditioning system powered by deep wells, and solar-ready infrastructure. These features not only offer year-round comfort but also help reduce ongoing electricity costs. Still in the early stages of development, it offers a mix of waterfront lots, pre-designed condos, and duplexes—all designed with modern amenities in mind.

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	Current	419483	Single Family Home

Key Details

Bed	Bath	Block & Parcel
5	4.5	22D,182REM4H8
Acreage		
0.23		
Den	Year Built	Sq.Ft.
No	2025	3879.00

Additional Features

Lot Size	Views	Sea Frontage	Foundation
0.23	Canal Front	70	Slab

Furnished
Yes

Garage
Yes

Zoning
**Low Density
residential**