



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

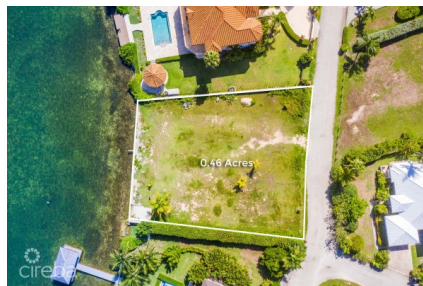
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## **PATRICKS ISLAND 0.46 ACRES, WATERFRONT NORTH SOUND LOT**

Spotts, Cayman Islands

MLS# 419624

**US\$995,000**





**Debi Bergstrom**  
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A rare opportunity to own 0.46 acres of prime waterfront land in the prestigious, now-gated Patrick’s Island community. Boasting 128 feet of direct North Sound frontage, this property offers sweeping water views, cooling breezes, and the perfect orientation to maximize natural light and energy efficiency. The site is sea walled with its own private boat launch ramp, comes fully cleared and ready to build, and includes dock plans. A renewal of the coastal works license is ready for the purchaser’s name. This eliminates huge delays and making your dream boating lifestyle more of a reality. The recent addition of the third lane to and from Hurley's has vastly improved access and eased traffic, while the neighborhood retains its quiet, exclusive atmosphere. This is an exceptional opportunity to secure a turnkey waterfront parcel in one of Grand Cayman’s most sought-after enclaves.

## Essential Information

Type	Status	MLS	Listing Type
<b>Land (For Sale)</b>	<b>Pen/Con</b>	<b>419624</b>	<b>Low Density Residential</b>

## Key Details

Width	Depth	Bed	Bath	Block & Parcel
<b>128.00</b>	<b>155.00</b>	<b>0</b>	<b>0</b>	<b>24C,21</b>
Acreage				
<b>0.46</b>				
Den	Sq.Ft.			
<b>No</b>	<b>0.00</b>			

## Additional Features

Views	Zoning	Sea Frontage	Road Frontage
<b>Water Front</b>	<b>Low Density residential</b>	<b>115</b>	<b>143</b>
Soil			
<b>Marl</b>			