

**TWENTY 40 UNIT 15**

Seven Mile Beach, Cayman Islands

MLS# 420576

**US\$1,598,000**





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Newly Built Canal-Front Townhome in the Seven Mile Corridor – Twenty40 Located within the boutique Twenty40 community in Governors Harbour, this beautifully designed 3-bedroom, 2.5-bathroom canal-front townhome offers approximately 2,200 sq. ft. of contemporary living space in one of Grand Cayman's most desirable locations. Spanning two levels, the home features an open-plan layout designed to maximise natural light and water views. The main living area showcases 10-foot ceilings, expansive canal vistas, and a modern kitchen fitted with granite countertops, a waterfall island, solid wood cabinetry, and stainless-steel GE appliances, ideal for both everyday living and entertaining. Upstairs, all three bedrooms enjoy beautiful canal views, continuing the home's bright and airy atmosphere. The property is move-in ready, with blinds and closet systems already installed throughout. Step outside to a covered waterfront patio and private terrace, where your dock sits just steps away, offering direct access to the North Sound for boating, paddleboarding, or sunset cruises. Additional features include: • Two dedicated parking spaces with trellis coverings • Retractable Screen for the back patio • Hurricane-rated impact windows and doors • New A/C system • Upgraded electric water heater • Spray foam-insulated roof that is solar-ready

Twenty40 is an intimate 16-unit canal-front community featuring beautifully landscaped grounds, a communal pool, and a BBQ area. Ideally situated in the Seven Mile Corridor, residents enjoy walking distance to Seven Mile Beach, golf, restaurants, and world-class amenities. Offering modern waterfront living, boating access, and an unbeatable location, Unit 15 at Twenty40 represents exceptional value in one of Cayman's most sought-after neighbourhoods.

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Pen/Con</b>	<b>420576</b>	<b>Condominium</b>

## Key Details

Bed	Bath	Block & Parcel
<b>3</b>	<b>2.5</b>	<b>11D,122H7</b>
Den	Year Built	Sq.Ft.
<b>No</b>	<b>2018</b>	<b>2200.00</b>

## Additional Features

Lot Size	Views	Sea Frontage	Foundation
<b>0.00</b>	<b>Canal Front</b>	<b>400</b>	<b>Slab</b>

Floor Level  
**1**

Furnished  
**Partially**