



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## #6 LAKESHORE VILLAS / 2 BED PLUS DEN / 3 BATH

West Bay North East, Cayman Islands

MLS# 420714

**CI\$750,000**





**Debi Bergstrom**  
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Well-appointed and fully upgraded 2-bedroom plus den, 3-bathroom residence located in West Bay, offering attractive lake views and access to excellent onsite amenities including a pool and gym. This spacious unit features a versatile den currently configured as a home theatre, complete with integrated surround sound. In addition, in-ceiling speakers are installed in both bedrooms as well as the kitchen and living area, creating a seamless audio experience throughout the home. The property has been extensively upgraded with LED lighting, Lutron dimmer systems, and dual air-conditioning units on both levels, helping to maintain efficient cooling and keep CUC costs to a minimum. The modern kitchen is fitted with recently updated appliances (approximately 12 months old), along with a wine fridge and European hot water tap, providing both functionality and style. This turnkey property is ideal for owner-occupiers or investors seeking a well-maintained home in a desirable West Bay location.

### Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Pen/Con</b>	<b>420714</b>	<b>Semi-Detached/Duplex/Triplex</b>

### Key Details

Bed	Bath	Block & Parcel
<b>2</b>	<b>3</b>	<b>9A,574H6</b>
Den	Year Built	Sq.Ft.
<b>No</b>	<b>2000</b>	<b>1764.00</b>

### Additional Features

Lot Size	Views	Sea Frontage	Foundation
<b>0.00</b>	<b>Garden View, Water View</b>	<b>50m</b>	<b>Slab</b>
Floor Level	Furnished		
<b>1</b>	<b>Yes</b>		