



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## ROSETT CLOSE DUPLEX GROUND FLOOR

West Bay North West, Cayman Islands

MLS# 420833

**CI\$825,000**





**Debi Bergstrom**  
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Modern Lower Unit • Oversized Patios • ICF R 60 Construction • 3 Beds • 3.5 Baths Description: A beautifully designed lower level residence featuring ICF R 60 construction, impact windows, quartz finishes, and three ensuite bedrooms with walk in closets. The lower unit includes two oversized patios, each with LPG BBQ connections, ideal for outdoor living. The kitchen features a full KitchenAid appliance package, custom cabinetry, and quartz countertops with matching backsplash. With 9'4" ceilings, a full laundry room, and high efficiency AC, this unit offers comfort, durability, and low operating costs. Key Features: • Oversized patios + LPG BBQ connections • ICF R 60 exterior walls • Miami Dade impact windows • Quartz countertops + custom cabinetry • KitchenAid appliances • 3 ensuite bedrooms + walk ins • Full laundry room • Assigned parking (2 spaces) LOCATION ADVANTAGES • Minutes to Esterley Tibbetts Highway • Quick access to Seven Mile Beach corridor • Close to schools, groceries, and restaurants • Quiet residential street • Strong long term tenant demand

### Essential Information

|                              |                |               |                   |
|------------------------------|----------------|---------------|-------------------|
| Type                         | Status         | MLS           | Listing Type      |
| <b>Multi-Unit (For Sale)</b> | <b>Current</b> | <b>420833</b> | <b>1/2 Duplex</b> |

### Key Details

|          |            |                 |
|----------|------------|-----------------|
| Bed      | Bath       | Block & Parcel  |
| <b>3</b> | <b>3.5</b> | <b>4D,411H1</b> |

Acreage  
**0.23**

|           |             |                |
|-----------|-------------|----------------|
| Den       | Year Built  | Sq.Ft.         |
| <b>No</b> | <b>2026</b> | <b>2540.00</b> |

### Additional Features

|             |                    |             |                  |
|-------------|--------------------|-------------|------------------|
| Lot Size    | Views              | Foundation  | Furnished        |
| <b>0.23</b> | <b>Garden View</b> | <b>Slab</b> | <b>Partially</b> |

Zoning  
**Medium Density Residential**