



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

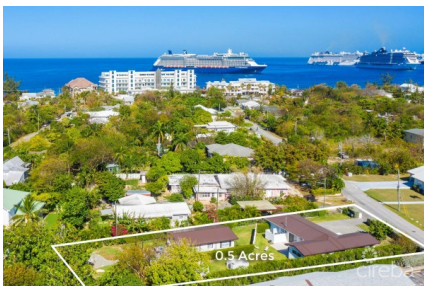
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MELMAC AVE 94, HOME WITH INCOME COTTAGE

George Town South, Cayman Islands

MLS# 417314

CI\$1,425,000





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A 3-bedroom family home set on a half-acre plot, featuring a separate 2-bedroom, 2-bathroom cottage. Situated at an impressive elevation of 11 feet, both homes have been updated throughout, including flooring, walls, furnishings, AC, windows, appliances, and more. Upon entering the main house you are greeted by a bright, spacious living area that leads directly to the garden. The kitchen is well-equipped with ample storage, a gas stove, and a farmhouse sink. The bedrooms are in their own wing, with the primary bedroom having a customized walk in closet and ensuite bathroom. Moving down the hall way there's two spacious bedrooms both featuring customized closets and a shared bathroom. A full laundry room with a gas dryer and on-demand water heating (for cost-effectiveness) is conveniently located off the garage. The large backyard is filled with mature fruit trees including breadfruit, ackee, banana and more. The yard has endless opportunities for growth. The cottage, also fully renovated, is charming and practical. Just over 900 square feet, it features a lovely open living area and spacious kitchen leading to a private yard section, fenced off from the main house, with its own driveway. Both bedrooms have ensuite closets, and the cottage is an excellent choice for generating income.

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	Current	417314	Single Family Home

Key Details

Bed	Bath	Block & Parcel
5	4	14E,358,359

Acreage
0.50

Den	Year Built	Sq.Ft.
No	1970	3050.00

Additional Features

Lot Size	Views	Foundation	Furnished
0.50	Garden View	Slab	Yes

Garage	Zoning
1	Low Density residential