



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

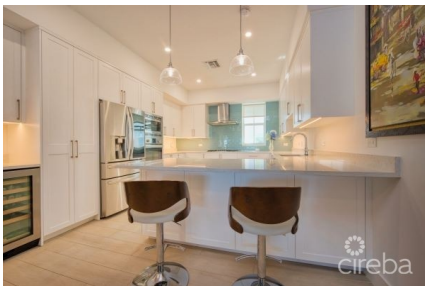
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## PERIWINKLE WATER FRONT WITH DOCK

Prospect / Newlands, Cayman Islands

MLS# 418482

**CI\$1,899,000**





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This highly sought after Waterfront Townhouse in an upscale gated community offers an unparalleled living experience, with unobstructed views of a serene, lake-like canal, and a range of high-end features designed for comfort, convenience, and luxury. Spanning 3,600 square feet across three well-appointed levels, this Phase 1 townhouse combines the privacy of a secluded retreat with the connectivity of a vibrant community—ideal for families, boaters, or anyone seeking a peaceful yet active lifestyle.

**Exterior & Outdoor Features:** Outdoor ground level Seating Area: perfect for morning coffee or evening sunsets and provide easy access to the grassy area and dock 2 Balconies: Designed with no direct sun exposure, these spaces enjoy cool breezes and spectacular views. 30-foot Floating Dock: Equipped with water, electricity, and direct access to the North Sound a dream for boating enthusiasts and water lovers. Lockable Outdoor Storage Closet: With racks for storing boating equipment and other outdoor gear. Enclosed Garage: Featuring epoxy floors, storage racks, a storage room, and a workbench, perfect for keeping everything organized.

**Interior Features:** Foyer: A spacious entryway with ample room for additional storage. First-Floor Bedroom/Office: A versatile space with a walk-in closet and a full bathroom ensuite, ideal for use as a guest bedroom or home office. Main Living Floor: An open-concept design, perfect for entertaining friends or relaxing with family: Bright Living Room: Expansive windows allow for abundant natural light and views of the surrounding environment. Dining Area: Seats 8+ guests, ideal for dinner parties and gatherings. Well-Equipped Kitchen: Includes Bosch appliances, an island with seating, ample cabinetry, a wine cooler, and a gas stove—perfect for both casual and gourmet cooking. Laundry Room: With plenty of storage, cabinets, a washer and gas dryer for convenience. Half-Bath: A powder room for guests. Large Balcony: Space for a barbecue, a dining table, and a high-top table perfect for entertaining or enjoying the outdoors.

**Third Floor & Bedrooms:** Master Bedroom: Features a walk-in closet, a second closet, a private ensuite bathroom, and a private balcony a perfect retreat. Two Additional Bedrooms: Both located on the third floor and sharing a double vanity bathroom: One bedroom has a walk-in closet, and the other has a large closet for ample storage. All bedrooms are equipped with blackout blinds for added privacy and comfort. Attic: With high ceilings and partially developed as a children's hang-out zone and additional storage space.

**Community & Amenities:** Family-Friendly: Periwinkle is a welcoming community, ideal for both pets and children. On-Site Amenities: Enjoy access to a 60-foot pool, Jacuzzi, BBQ area, clubhouse, and a kids' play area—all adding to the community's charm and appeal. Views: Peaceful surroundings with tranquil water front vistas that provide a calming environment for residents. Prime Location: Situated in Grand Harbour, within walking distance to Hurley's grocery store, a pharmacy, restaurants, and other essential services. Sustainability & Efficiency: LEED Certified: This townhouse is designed with energy-efficient features, ensuring low maintenance and operational costs. Solar power for environmentally friendly energy use. Icynene insulation for better temperature control. Multi-zoned A/C system to ensure optimal cooling throughout the home. High-efficiency water heater, water filter, and pump. Hurricane-rated windows and doors provide added protection and peace of mind during storms. A Perfect Blend of Luxury and Practicality: This waterfront townhouse combines modern luxury, eco-friendly features, and a family-oriented environment, making it the ideal home for those seeking a sophisticated yet comfortable lifestyle in a peaceful, community. Whether you're relaxing on your private balcony or entertaining guests, this Townhouse offers the best of both worlds.

## Essential Information

Type <b>Residential (For Sale)</b>	Status <b>Reduced</b>	MLS <b>418482</b>	Listing Type <b>Condominium</b>
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## Key Details

Bed <b>4</b>	Bath <b>3.5</b>	Block & Parcel <b>22E,464H4</b>
Den <b>No</b>	Year Built <b>2019</b>	Sq.Ft. <b>3600.00</b>

## Additional Features

Lot Size <b>0.00</b>	Views <b>Water Front</b>	Sea Frontage <b>900</b>	Foundation <b>Slab</b>
Floor Level <b>1</b>	Furnished <b>Partially</b>	Garage <b>2</b>	