

## AUBURN BAY 3, CANAL FRONT HOME

Prospect / Newlands, Cayman Islands

MLS# 419483

**CI\$1,899,950**





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Auburn Bay 3 offers a calm, connected lifestyle on the canal. Located in one of Grand Cayman’s newest waterfront communities, this spacious 5-bedroom, 4.5-bathroom home is designed for easy, luxury island living. An exceptional opportunity to live on the canal, with stamp duty covered by the current owners. Thoughtfully designed with both functionality and flow in mind, the home opens into a light-filled living space with high ceilings and neutral finishes. The open-plan kitchen, complete with high-end appliances and a generous 10 ft island, anchors the main living area, making it the natural gathering place for friends and family. Sliding glass doors lead seamlessly to a spacious outdoor patio, pool deck, and private dock—offering effortless indoor-outdoor living. The outdoor kitchen and cabana make hosting simple, whether it’s coffee at sunrise or a relaxed BBQ at sunset. With five spacious bedrooms, including a serene primary suite overlooking the water, there’s room for everyone and everything. The primary suite overlooks the North Sound, with a private balcony perfectly positioned to take in the calm water views. All five bedrooms are spacious, offering comfort for family and guests. Built to a high specification, the home features energy-efficient ICF construction, hurricane-rated Low-E windows and doors, a geothermal air conditioning system powered by deep wells, and solar-ready infrastructure. These features not only offer year-round comfort but also help reduce ongoing electricity costs. Still in the early stages of development, it offers a mix of waterfront lots, pre-designed condos, and duplexes—all designed with modern amenities in mind. The current owners will cover stamp duty, offering meaningful savings and added value in one of Grand Cayman’s emerging waterfront neighbourhoods. Get in touch to arrange your private viewing.

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	Current	419483	Single Family Home

Key Details

Bed	Bath	Block & Parcel
5	4.5	22D,182REM4H8
Acreage		
0.23		
Den	Year Built	Sq.Ft.
No	2025	3879.00

Additional Features

Lot Size  
**0.23**

Views  
**Canal Front**

Sea Frontage  
**70**

Foundation  
**Slab**

Furnished  
**Yes**

Garage  
**Yes**

Zoning  
**Low Density  
residential**