

**PATRICKS ISLAND DOUBLE CANAL LOT****MLS# 416002****CI\$885,000***Spotts, Grand Cayman, Cayman Islands***Property Features**

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Location: **Spotts**Status: **Current**Type: **Land, Low/ Medium/ High  
Density Residential (For Sale)**Width: **217**Depth: **135**Block: **24D**Parcel: **67**Acres: **0.6904**Area: **40****Real Estates Main Features**

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Frontage Road: **Private**How Shown: **Drive by**Land Certificate: **Not Issued**Possession: **At Closing**Road Surface: **Asphalt**Soil: **Marl**Title: **Freehold**Topography: **Filled**Trees: **None**Zoning: **Low Density residential**City Water: **Yes**Views: **Canal Front****Description**

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Welcome to this exceptional canal parcel situated on .6904 acres in the highly sought-after Patricks Island community. This double lot boasts over 250 feet of pristine water frontage, making it a rare and coveted find in one of the most desirable neighbourhoods in the area.

Water and electricity are already available on the lot, adding to the convenience and ease of building your dream home on this filled and leveled land. Patricks Island is renowned for its luxurious homes and natural beauty, creating the ultimate waterfront lifestyle.

Boasting two boat docks and a hi-tide boat lift, this property provides effortless access to the sparkling waters of the North Sound. The land offers endless possibilities, whether you envision a sprawling waterfront estate or a cozy retreat nestled in the surrounding landscape.

In addition, the neighbourhood is actively considering implementing a gated entrance for enhanced security and privacy, further adding value and exclusivity to this already remarkable location.

With its prime location in Patricks Island, breathtaking water views, and boundless potential, this canal parcel is truly a gem that must be seen to be fully appreciated. Don't let this once-in-a-lifetime opportunity to own a piece of waterfront paradise pass you by. Contact us today to schedule a viewing and explore the endless possibilities that await you.

## Presented By:



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## Property Images

