

CRYSTAL HARBOUR- SOLARA CORNER VILLA WITH GARAGE**MLS# 415782****US\$2,225,000***W Bay Bch North, Grand Cayman, Cayman Islands***Property Features**Location: **W Bay Bch North**Status: **Current**Type: **Residential, Condominium (For Sale)**Beds: **3**Bath: **3.5**Square Feet: **3,205**Year Built: **2020**Block: **17A**Parcel: **347H17**Area: **20****Real Estates Main Features**Floor Level: **1**Foundation: **Slab**Furnished: **Yes**Garage: **2**Pool: **Yes**Views: **Canal Front****Description**

This is your opportunity to own an exceptional 3 bedroom, 3.5 bathroom Townhouse in the highly sought after Crystal Harbour community. The Solara Development is made up of 26 townhouses across 4 blocks of buildings. This townhouse was built in March 2020 and is a 3-storey end unit. It offers 10 foot ceilings with lots of natural light flowing throughout the space. The unit has spectacular water views across the canal from its master bedroom patio and third floor rooftop terrace. The rooftop terrace is fully equipped with an outdoor BBQ and lounge area perfect for entertaining guests and to watch picture-perfect sunsets. This unique unit boast the largest registered strata lot in the development and is the only unit that comes with a garage. It is also one of only two units in the complex that offers a ground floor back patio and a side patio for extra outdoor living space. With this townhouse being an end unit and its strata lot uniquely situated in the development. This is the only unit with private outdoor access to its garden and yard areas from both the front and back of the property. The unit is beautifully decorated with modern furnishings and high-end finishes and fixtures. It has sustainable features such as ICF insulated concrete walls, hurricane impact rated windows and doors, geothermal cooling technology and solar panels. A Consumer Owned Renewable Energy (Core) Credit Agreement is in place with the island's electrical utility company. The townhouse is outfitted throughout with roller design blinds covering windows and doors. These blinds offer a blackout feature for total privacy as well as a separate sheer feature that allows natural light into each room and reduces sun glare while adding privacy. The unit has a touch screen security system and is outfitted with a water monitoring system by Cost Watch which provides an easy and efficient way to monitor your water usage. The home comes with a water filtration system in place which can distribute triple filtered water on tap as desired.

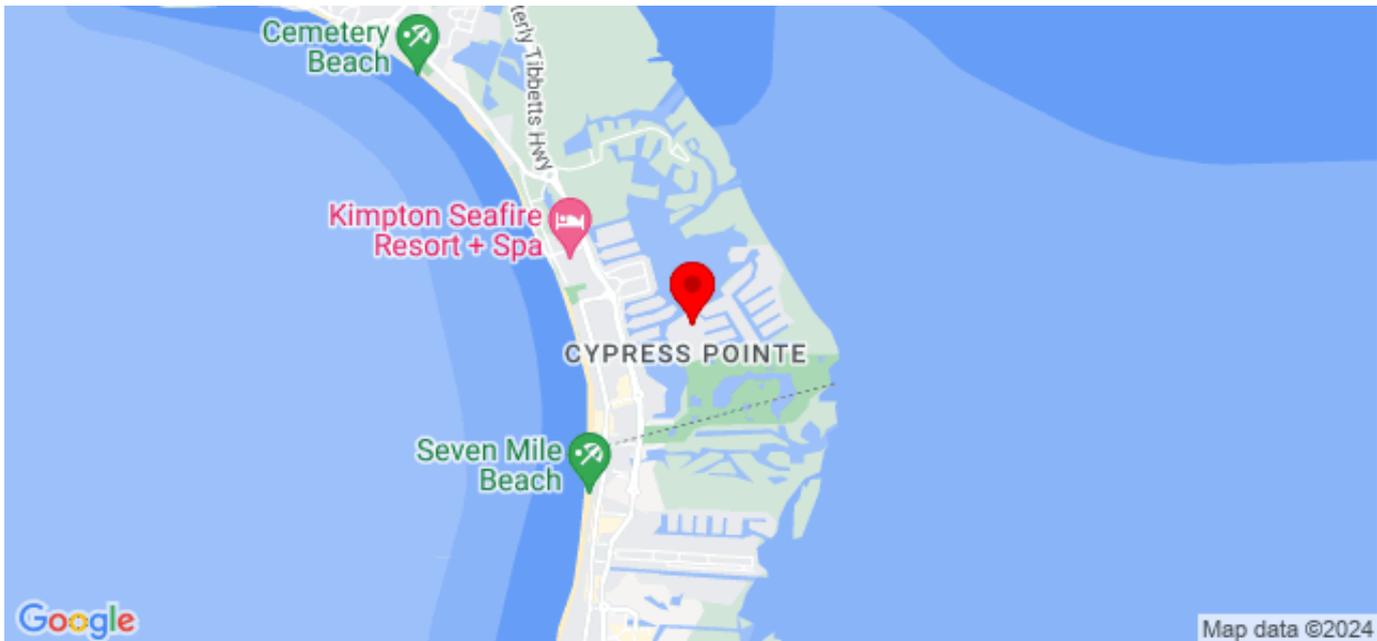
The open plan living room and master bedroom feature large screen wall mounted smart TVs complete with a Sonos wireless home operating audio visual system with custom built-in surround sound. The home is also fitted with Savant smart home system technology which allows you to control the lighting and audio visual system (Tvs and music) across the various levels of the home straight from your smart phone or device. The home's ecobee air-conditioning thermostats are also programmed to allow operation and monitoring from your smart phone or device. The kitchen features a pantry in closet, over sized solid wood cabinets for greater storage, a large waterfall kitchen island, quartz counter tops and Bosch stainless steel appliances including a U-Line wine fridge.

The master bedroom features a walk-in custom closet, en-suite bathroom with walk-in shower and a double vanity. Both additional bedrooms have custom built in closets and feature en-suite bathrooms; one with a soaking tub/shower combination and the other a walk-in shower. Each of the additional bedrooms also come equipped with wall mounted flat screen smart TVs.

The Solara complex is a family friendly development within the Crystal Harbour gated community with a park located just a short distance away. At this development you will find lush landscaping and all the amenities one could ask for including a swimming pool with hot tub, outdoor BBQ entertainment area, fully equipped gym and soon to be completed tennis/pickle ball court. This townhouse can also be a boater's dream as it comes with its own private boat slip providing easy access to

popular spots like Kaibo and Rum Point via the North Sound waterway. Check out this link for some more information on the Solara Development.

Property Images



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