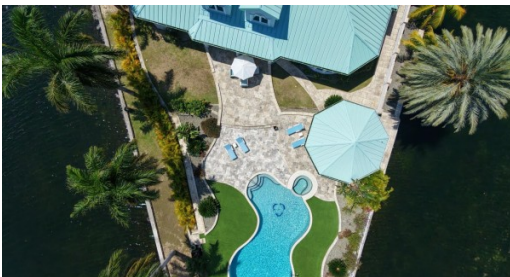


**DIAMOND POINT | PATRICK'S ISLAND - EXCEPTIONAL PENINSULA ESTATE  
WITH EASY 2 BED EXPANSION**

Spotts

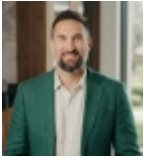
MLS# 420731

**CI\$2,855,000**









## Zane Kuttner

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**Discover the perfect blend of luxury, privacy, serenity and opportunity with this grand peninsula estate.**

Aggressively priced and truly one of a kind, this exceptional **3? bedroom, 3.5?bathroom** residence sits on an **expansive peninsula** with an extraordinary **580 feet of running canal frontage**. Spanning **6,000 square feet of modern, open?plan living** and **high ceilings**, this home is located within the **exclusive, gated community** of **Patrick's Island**, offering peace, security, and prestige.

Upon entry, you're welcomed into expansive living and dining spaces bathed in natural light, with stunning views of the **lush gardens, pool, and canal**. The **open?concept kitchen, living, and dining areas** flow effortlessly, with refined finishes and **marble flooring** throughout. The owner has already secured a quote for a kitchen remodel, giving you the opportunity to customize the space to reflect your personal style, as seen in the AI generated images. Conveniently located off the kitchen is a private office, fitted with **beautiful mahogany floors**, crafting an environment that enables clarity and focus.

Continuing through the ground floor to the east of the property, you'll discover the current **spacious primary suite**, featuring an expansive ensuite bathroom with a **double vanity, jacuzzi tub, and a generous walk?in closet**. To the west of the property, you step into a beautifully refined **guest suite** offering its own kitchen and ensuite bathroom, perfect for hosting family and friends.

Upstairs the second floor is home to the third ensuite bedroom and features a distinctive **mezzanine level**, presenting excellent potential for the **addition of two further bedrooms and bathrooms** for approximately C\$100,000. By doing so, you have the potential to increase the value by two to four times this cost.

Outside discover an entertainer's dream: a **spectacular pool deck** with a **fully equipped, marble countertop bar**. Meticulous landscaping, complemented by thoughtfully placed Astroturf, envelops the property in **vibrant, everlasting greenery**. From every angle, enjoy panoramic canal views, with **canal access from three sides** and a private 50 ft dock offering **direct access to the North Sound**, a true boater's paradise.

Significant investment has already been made to fortify the property, with land elevation now **10 feet above sea level** and a **reinforced seawall** in place, providing peace of mind against tropical storms and surges. At the front, an extended private driveway enhances security and seclusion, while the **two?car garage** offers ample storage.

Patrick's Island is an exclusive gated community with secure access points, ensuring a lifestyle defined by comfort, exclusivity, and serenity. However, being perfectly situated just off East-West Arterial Road means you are just a short journey away from Countryside Shopping Village, Hurley's Supermarket and Linford Pierson Highway, allowing complete privacy yet convenience.

**Aggressively priced and rich with opportunity, this is a**

## Property Features

Type Residential (For Sale)	Status New	View Canal Front, Canal View, Garden View, Pool View, Water Front, Water View		
Listing Type Single Family Home	Width 202.00	Depth 289.00	Bed 3	Bath 3.5
Sq Ft 6,000	Block/Parcel 24D / 29	Area 40		
Year Built 2008				