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16 PERIWINKLE | UPGRADED 4-BED COURTYARD TOWNHOUSE WITH SOLAR, GARAGE AND DOCK

Prospect

MLS# 421521

CI$1,375,000













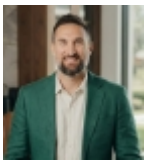

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Unit 16 is a 3,200 sq ft courtyard townhouse in Periwinkle, a gated waterfront community in Grand Harbour. Spanning three floors with 4 bedrooms and 3.5 bathrooms, the home has been upgraded by the current owners with a clear focus on making daily life easier and keeping running costs low.

At the center of the home is an enlarged kitchen fitted with upgraded drawers, a double oven, and a gas cooktop. Practical improvements carry through every floor, including Lutron lighting, a filtered water system, fresh paint, a double sink in the kids' bathroom, and extra storage in the laundry room. The guest room doubles as an office, complete with a built-in Murphy bed that folds neatly away when not in use.

Built for efficiency (LEED certified- the most widely used green building rating system in the world), the property features solar panels, spray foam roof insulation, and a tankless gas water heater. Hurricane-rated windows and doors are fitted throughout, while the insulation keeps the interior noticeably cool and quiet. Climate control is handled by a Lennox split A/C system, with a dedicated thermostat on the third floor so you only cool the space you are using.

Hard-wired security cameras cover every entry and exit, a whole-home surge protector safeguards your electronics, and the garage doors operate via an app. Wi-Fi extenders on every floor ensure full coverage throughout the solid concrete construction.

Outside, three balconies extend your living space, with the top-floor balcony tucked behind a mature palm for privacy. Alongside garage parking, the unit includes a dock, giving you a private canal boat slip with direct access to the North Sound.

Periwinkle offers overnight security from 9pm to 5am and a strong lineup of amenities: a 4,500 sq ft fob-access clubhouse, resort-style pool, hot tub, BBQ deck, and children's play area. Hurley's and the restaurants at Harbour Walk are a short walk away, and the new road by Kings Gym lets you bypass the Hurley's roundabout traffic altogether.

Property Features

Type **Condominium (For Sale)**	**Status** **New**	**View** **Garden View**
Listing Type **Condominium**	**Bed** **4**	**Bath** **3.5**
Sq Ft **3,200**	**Block/Parcel** **22E / 464H6**	**Area** **40**

Year Built
2019