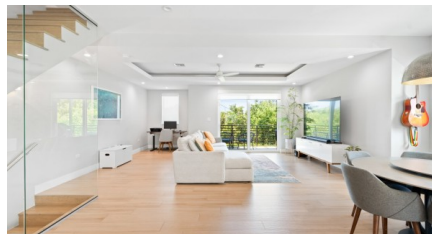


## Grand Palmyra - New Construction

Prospect

MLS# 419366

**CI\$1,199,000**





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Welcome to Grand Palmyra #12, a spacious and equally stunning town home located in a gated community within Grand Harbor. Live that desired lifestyle of a 10 minute walk to the restaurants and shops in Harbourwalk and Grand Harbour. This new construction 4 bed 3.5 bath home features an open floor plan with a large kitchen with high quality finishes, gas cooking and stainless steel appliances and gives single family homes vibes. An abundance of natural light, storage, a dining area, office nook, half bath and laundry with sink round out the 2nd floor.

A generous en-suite primary bedroom with an expansive walk-in closet ensures there is no fighting for shoe space. Two more equally roomy bedrooms, a full bath and lots of storage occupy the 3rd floor.

The ground floor is the 4th bedroom which has been converted to a private 1 bedroom suite to either rent out for passive income or stow away the in-laws when they come for their month long visits. They would have the peacefulness of waking up in their own space, enjoy coffee on the patio and the convenience of their own laundry machines, kitchen and TV without having to bunk your kids together. Or keep it as a rental and rent it to long or short term professionals!

The property also includes an attached garage which has been partially converted to accommodate the 1 bedroom apartment but still has plenty of room for surf boards, bicycles and storage bins. Built by a reputable developer, this town home is beautifully designed, but it is also brilliantly built with ICF (Insulated Concrete Forms) construction, a standing seam roof, and a foam-insulated roof attic, ensuring durability and energy efficiency. Ask about the extremely low CUC bills!

Grand Palmyra is the perfect family option and for a buyer looking to earn rental income or have the extra space for "soon to retire" parents. Close to schools and town and far enough away from the airport noise nestled amongst the multi-million dollar homes of Grand Harbour.

Schedule your direct showing today for a private tour of this desirable property that just keeps appreciating in value.

## Property Features

**Type**  
**Condominium (For Sale)**

**Status**  
**Current**

**View**  
**Garden View**

**Listing Type**  
**Condominium**

**Bed**  
**4**

**Bath**  
**3.5**

**Sq Ft**  
**3,402**

**Block/Parcel**  
**22E / 382H24**

**Area**  
**40**

**Year Built**  
**2023**