TEAM KUTTNER
agents extraordinaire

Seven Mile Shops, 215B West Bay Road, Seven Mile Beach, PO Box 30189, KY1-1201, Cayman Islands
+1 (345) 321 4611
zane.kuttner@remax.ky

West Bay North Point Oceanfront Home & Acreage

W Bay North West

MLS# 420333

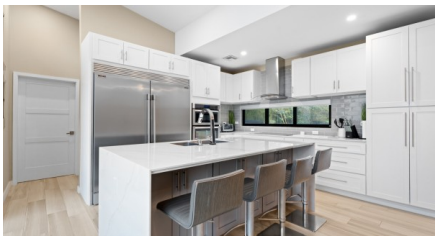
CI$2,200,000



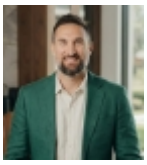












Zane Kuttner
+1 (345) 321-4611
zane.kuttner@remax.ky

Nestled along the North Western coast of West Bay, this block construction, single storey contemporary style guest house sits on an expansive 1.09 acre parcel. The property also boasts approximately 151 feet of rugged ironshore sea frontage. A 24 ft wide public dead-end T-junction, recently constructed with no connector, traverses the middle of the parcel, providing ultimate privacy and seclusion.

The land allocation features 0.63 acres (27,566 sq. ft.) of coastal beauty on the north side, hugging the shoreline, along with an additional 0.46 acres (20,249 sq. ft.) of elevated ocean-view land nestled on the inland south side of the road. Spanning approximately 191 linear feet from the pristine coastline to the road, the property offers a truly picturesque setting with no public beach access leading to the ironshore.

The road is 12?ft above sea level, while the guest house is situated 15'2?ft above sea level. This property is both sheltered and secure, boasting a very deep parcel of 400?ft inward from the coast, a rare find in Cayman.

The guest house was constructed in 2019 with an emphasis on attention to detail, and modern style in mind. Spanning 1,014sq ft of interior space, with an additional 661sq ft of tiled concrete front and back patios, the 2 Bed 1.5 Bath home provides an indoor/outdoor living style with breathtaking views of the Caribbean Sea.

An exciting opportunity lies across the street on the southern portion of the property, there awaits 0.46 acres of Low Density Residential ocean view land. This parcel sits approximately between 3 ft and 12 ft above sea level, with approximately 242 ft of road frontage, while still reaping the privacy benefits of the dead-end T-junction.

The expansion and development possibilities with this property are truly exciting. The current structure only commands 2.12% of the entire parcel which is well under the 30% building footprint maximum allowed within Low Density Residential zoning restrictions. As it stands right now, a potential purchaser could begin earning rental income immediately, using the existing home as a short term or long term rental while they decide how they want to expand, develop, or subdivide the rest.

An incredibly unique property, with incredibly unique possibilities!

Property Features

Type	Status	View
Residential (For Sale)	Current	Beach Front, Beach View, Ocean Front, Ocean View, Water Front, Water View

Listing Type	Width	Depth	Bed	Bath
Single Family Home	159.00	295.00	2	1.5

Sq Ft	Block/Parcel	Area
1,675	4B / 3	10

Year Built
2019