

## **LATITUDE - CANAL FRONT LIVING IN GOVERNOR'S HARBOUR**

Seven Mile Beach, Cayman Islands

MLS# 419267

**US\$3,450,000**





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Welcome to Latitude, a newly renovated and beautifully maintained canal-front home located in the prestigious community of Governor's Harbour on Nelson Quay. Located on the premier quay in Governor's Harbour, this low-density, quiet residential street is located just minutes from the iconic Seven Mile Beach. This executive residence seamlessly blends modern finishing, comfort, convenience and waterfront lifestyle. Offering four bedrooms, three and a half bathrooms, and generous open-plan living spaces throughout, this home is ideal for families or those who love to entertain. The bright, welcoming foyer leads into a sunlit living room with tranquil views and a seamless transition to the outdoor living space, pool and private canal access. To the right, the home opens into a formal dining area, a cozy family lounge, and a well-appointed kitchen complete with a pantry - ideal for both casual family meals and elegant entertaining. A thoughtfully placed powder room adds convenience, while the spacious laundry area connects to a double garage featuring a built-in workbench, custom shelving and equipped with plenty of storage. The primary suite, located on the main floor, offers a private retreat with direct access to the pool deck, walk-in and bonus closets, and a spacious ensuite bathroom. The primary suite has separate access to a second fully equipped bathroom, which also serves as a cabana bath, offering seamless indoor-outdoor access for poolside guests. A second bedroom on the main floor offers room for guests, younger children or can function as the perfect office. Upstairs, discover two additional bedrooms, another full bathroom, and a flexible office and bonus family room that opens onto a spacious balcony overlooking the serene canal with postcard views of Governor's Creek, perfect for working from home or relaxing in the evening breeze. Step outside to your canal-front oasis, featuring nearly 100 feet of waterfront, an outdoor kitchen with built-in BBQ, side burner, fridge and bar seating, a 42 foot, Trex-decked private boat dock, a generously-sized, freshly resurfaced swimming pool and multiple outdoor seating, poolside and canal front lounging options complete the experience, enjoying the coveted north-facing canal front and prevailing breezes coming off the North Sound. Whether you're an avid boater or simply enjoy entertaining outdoors, this home offers a rare combination of privacy, tranquility, and convenience.. With its thoughtful layout designed with outdoor access in mind, its newly renovated premium upgrades, and its unrivaled location in one of Grand Cayman's most desirable neighborhoods, Latitude is more than just a home - it's a lifestyle.

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Current</b>	<b>419267</b>	<b>Single Family Home</b>

Key Details

Bed <b>4</b>	Bath <b>3.5</b>	Block & Parcel <b>11C,118</b>
Acreage <b>0.2515</b>		
Den <b>No</b>	Year Built <b>2000</b>	Sq.Ft. <b>4689.00</b>

Additional Feature

Lot Size <b>0.2515</b>	Views <b>Canal Front</b>	Sea Frontage <b>93</b>	Foundation <b>Slab</b>
Furnished <b>Yes</b>	Den <b>Yes</b>	Garage <b>2</b>	Zoning <b>Low Density residential</b>