

## AUBURN BAY 3, CANAL FRONT HOME

Prospect, Cayman Islands

MLS# 419483

**CI\$1,799,950**





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Auburn Bay 3 offers a calm, connected lifestyle on the canal. Set within one of Grand Cayman's newest waterfront communities, this spacious 5-bedroom, 4.5-bathroom home is designed for effortless island living. Thoughtfully designed with both functionality and flow in mind, the home opens into a light-filled living space with high ceilings and neutral finishes. The open-plan kitchen, complete with high-end appliances and a generous 10 ft island, anchors the main living area, making it the natural gathering place for friends and family. Sliding glass doors lead seamlessly to a spacious outdoor patio, pool deck, and private dock—offering effortless indoor-outdoor living. The outdoor kitchen and cabana make hosting simple, whether it's coffee at sunrise or a relaxed BBQ at sunset. With five spacious bedrooms, including a serene primary suite overlooking the water, there's room for everyone and everything. The primary suite overlooks the North Sound, with a private balcony perfectly positioned to take in the calm water views. All five bedrooms are spacious, offering comfort for family and guests. Built to a high specification, the home features energy-efficient ICF construction, Sentricon termite system, hurricane-rated Low-E windows and doors, a geothermal air conditioning system powered by deep wells, and solar-ready infrastructure. These features not only offer year-round comfort but also help reduce ongoing electricity costs. Still in the early stages of development, it offers a mix of waterfront lots, pre-designed condos, and duplexes—all designed with modern amenities in mind.

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Current</b>	<b>419483</b>	<b>Single Family Home</b>

## Key Details

Bed	Bath	Block & Parcel
<b>5</b>	<b>4.5</b>	<b>22D,182REM4H8</b>

Acreage
<b>0.2300</b>

Den	Year Built	Sq.Ft.
<b>No</b>	<b>2025</b>	<b>3879.00</b>

## Additional Feature

Lot Size	Views	Sea Frontage	Foundation
<b>0.23</b>	<b>Canal Front</b>	<b>70</b>	<b>Slab</b>

Furnished  
**Yes**

Den  
**Yes**

Garage  
**Yes**

Zoning  
**Low Density**  
**residential**