

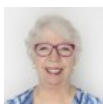
BIRCH AVE SPOTTS SINGLE FAMILY HOME W/POOL

Spotts, Cayman Islands

MLS# 420023

CI\$869,000





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This is a superb 3-bedroom, 3-bathroom stand-alone family residence, in one of Grand Cayman’s most sought-after neighbourhoods. Situated on a rare double lot, this gated property offers exceptional privacy and security while showcasing beautifully landscaped gardens, mature shade trees, and an inviting outdoor oasis complete with a swimming pool. **PROPERTY HIGHLIGHTS** -A wrap around screened porch overlooks lush gardens, ideal for morning coffees or evening gatherings. -The bright and airy kitchen boasts wood cabinetry, generous workspace, and a cozy breakfast/den area perfect for casual meals. -A dining room features a custom built-in banquette, flowing effortlessly into a spacious living room and onto the patio and pool area. -The primary suite features a walk-in closet and an en-suite bathroom. -A second en-suite bedroom also includes a walk-in closet, ideal for guests or children. -The third bedroom is positioned near a third full bath, offering flexibility for a home office, nursery, or visiting family. - Additional features include a laundry room and attic storage, ensuring clutter-free living. -Separate outdoor shed/workshop **TWO TITLED PARCELS – Built-In Development Potential** The property sits on two separately titled and zoned parcels that have been seamlessly landscaped into one expansive yard. Whether you’re dreaming of a guest house, standalone garage, income-generating dwelling, or even selling off a portion in future, this flexible configuration gives you options rarely found in this area.

Essential Information

| | | | |
|------------------------|--------|--------|--------------------|
| Type | Status | MLS | Listing Type |
| Residential (For Sale) | New | 420023 | Single Family Home |

Key Details

| | | |
|---------|------------|----------------|
| Bed | Bath | Block & Parcel |
| 3 | 3 | 25B,86/236 |
| Acreage | | |
| 0.4792 | | |
| Den | Year Built | Sq.Ft. |
| No | 1975 | 2646.00 |

Additional Feature

| | | | |
|----------|-------------------------|------------|-----------|
| Lot Size | Views | Foundation | Furnished |
| 0.4792 | Garden View | Slab | Yes |
| Den | Zoning | | |
| Yes | Low Density residential | | |