

**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
<b>Residential (For Sale)</b>	<b>Pen/Con</b>	<b>420023</b>	<b>Single Family Home</b>

## Key Details

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

## Additional Feature

Lot Size	Views	Foundation	Furnished
<b>0.4792</b>	<b>Garden View</b>	<b>Slab</b>	<b>Yes</b>
Den	Zoning		
<b>Yes</b>	<b>Low Density residential</b>		