

## WEST PALM CONDOS #17 - REDUCED!

W Bay North West, Cayman Islands

MLS# 419289

**CI\$499,999**





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Discover the perfect balance of style and functionality in this beautifully fully renovated condo located in the peaceful West Palm Condos, Unit #17. Offering 1,085 Sq Ft of well-designed living space, this 2-bedroom, 2-bathroom residence provides a fresh, modern atmosphere ideal for comfortable island living. Key Features:

- Thoughtfully laid out open-plan living space with abundant natural light
- Contemporary kitchen with quartz countertops and new appliances – stylish and practical
- Spacious, bright, and welcoming master bedroom, perfect for relaxing
- Second bedroom is more compact but highly functional – ideal as a guest room, office, or child's room
- 2 modern bathrooms with quality finishes
- Every detail has been designed to create a clean, stylish, and inviting home
- All windows have been replaced with hurricane-impact glass – ensuring safety, energy efficiency, and peace of mind
- All windows are also treated with reflective privacy film, offering a mirrored exterior effect that enhances daytime privacy and helps reduce heat and glare from the sun – keeping your home naturally cooler and more comfortable
- New standing seam metal roof
- Charming front patio surrounded by palm trees and bougainvillea, adding privacy, tropical character, and contributing to a cooler interior environment
- Pet-friendly complex – bring your furry friends with you!

Total renovation was done in June 2024, new kitchen, new appliances, new bathrooms, new furniture, etc... The approximate cost was CI\$ 50,000. The Single Zone air conditioning system works very efficiently and is professionally maintained on a quarterly basis. New hurricane resistant windows were installed in November 2024 at a cost of about CI\$ 7,500. New furniture (bed, sofa, tables, mirrors, television, book shelves, etc...) costing about CI\$ 10,000, will be included in the sale price. The new standing seam metal roof just installed (May 2025) has cost each condo owner about CI\$ 8,000. That means no stressful renovations for you – it's all been taken care of! This is a turn-key unit – just pack your bags and move into your new home without a worry! Located in the newest block of West Palm Condos, built in 2002, the unit sits in a quiet yet convenient location, close to schools, shopping, restaurants, and the beautiful beaches of West Bay. Perfect opportunity for first-time Caymanian buyers! Benefit from the Stamp Duty exemption and make this your first step into homeownership. Whether you're looking for a primary residence or a smart investment, this unit is a must-see! If you're thinking about an investment, don't let this opportunity pass you by! The unit was formerly owner-occupied, but is now vacant and easy to show! It has strong rental income potential with an estimated long-term rental value of approximately CI\$ 3,200 per month. Contact us today to schedule your private showing and start your next chapter at West Palm Condos!

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Pen/Con</b>	<b>419289</b>	<b>Condominium</b>

## Key Details

Bed <b>2</b>	Bath <b>2</b>	Block & Parcel <b>4E,599H17</b>
Den <b>No</b>	Year Built <b>2002</b>	Sq.Ft. <b>1085.00</b>

## Additional Feature

Pets Allowed <b>Yes</b>	Views <b>Garden View</b>	Foundation <b>Slab</b>	Floor Level <b>1</b>
Furnished <b>Yes</b>			