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GOVERNORS HARBOUR ESTATE HOME

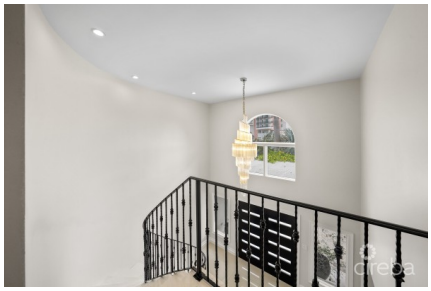
Seven Mile Beach, Cayman Islands

MLS# 419444

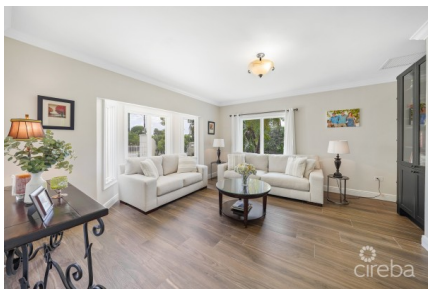
US$6,500,000













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Carolyn Ritch
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Welcome to an extraordinary canal-front residence in the heart of Governors Harbour, one of Grand Cayman's most established and sought-after communities. This exceptional property offers luxury, privacy, and direct access to the best of island living, just steps from Seven Mile Beach, Hotel Indigo, and the Kimpton Seafire Hotel and Residences Prime Location: Situated across from world-renowned Seven Mile Beach, with easy access to top hotels, restaurants, and shopping. Seven-minute drive to Camana Bay, great for school runs. Elegant front entrance with double doors, a custom wrought-iron railing, and a staircase. Waterfront Living: 70 feet of canal frontage with a straight shot out to Stingray City and the North Sound, plus a 40-foot Trex dock perfect for boating enthusiasts. Exceptional outdoor entertaining and lush, private grounds. Direct canal access for boating and water sports Expansive Grounds: Double lot totalling 0.6814 acre, landscaped with mature fruit trees (breadfruit, akee, coconut, naseberry) and irrigation. Plenty of space for a guest cottage, kids' play area, or tennis court or a 6 car garage! Spacious Interiors: 7,441 sq ft of living space plus 338 sq ft of covered porch. Elegant two-story living room with stunning canal and pool views, large dining room, and a dedicated office off the entrance. Bedrooms & Suites: 6 bedrooms, five full baths, and two powder rooms. Large primary suite with an extraordinary bathroom, plus another bedroom upstairs and one bedroom on the main floor. A separate 1 bed/1 bath guest apartment with a kitchenette. Gourmet Kitchen: Custom Pooley kitchen with a large granite island, built-in wine fridge, and Thermador appliances: gas stove, fridge, oven, dishwasher, pop-up exhaust vent, and wine cooler. Filtration water system included. Separate laundry room (Duet Whirlpool washer/dryer) with Ice maker located off the garage entrance Outdoor Entertaining: A large covered BBQ and bar area overlooking the pool, a screened patio for evening canal breezes, and hurricane-rated windows/doors opening onto the patio and pool. Garage & Storage: Three-car tiled garage with storage and hurricane-rated doors. Security & Efficiency: Two motorized entry gates, fenced yard, solid block construction, 11 ft elevation, hurricane windows/doors, and high-efficiency AC units (4 zones, new ducting 2025) Sustainability: 10k gallon cistern for rainwater collection and garden use, reducing water bills. Renovations: Initially built in 1992, it was extensively renovated and updated in 2021 for modern comfort and peace of mind. Modern updates, energy efficiency, and hurricane resilience

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	**Current**	**419444**	**Single Family Home**

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Key Details

Bed	Bath	Block & Parcel
6	**5.5**	**11C,310**

Acreage
0.6814

Den	Year Built	Sq.Ft.
No	**1992**	**7441.00**

Additional Feature

Lot Size	Views	Sea Frontage	Foundation
0.6814	**Canal Front**	**70**	**Slab**

Furnished	Garage	Zoning
Yes	**3**	**Low Density residential**

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